

AMENDED
AGENDA
SPECIAL MEETING OF THE AMES CONFERENCE BOARD
COUNCIL CHAMBERS - CITY HALL
OCTOBER 14, 2021

CALL TO ORDER: 6:00 p.m.

1. Roll Call

2. Presentation of Final Report from the Iowa Department of Revenue regarding Review of Ames City Assessor's Office by Julie Roisen, Local Government Services Division Administrator:
 - a. Motion accepting the Iowa Department of Revenue Report, as dated 9/22/2021, and containing 194 pages therein

3. Presentation of Transition Plan
 - a. Motion approving Transition Plan

4. Motion to approve ongoing consultation by the Iowa Department of Revenue on an as-needed basis

5. Motion to approve "Excellence Through People" values

Additional Item: Appointments to Examining Board:

- a. Motion approving member representing Ames City Council
- b. Motion approving member representing Story County Board of Supervisors
- c. Motion approving member representing Community School District Boards

CONFERENCE BOARD COMMENTS:

ADJOURNMENT:

City of Ames

Review of City Assessor's Office

Final Report from Iowa Department of Revenue

By

Julie G. Roisen, MA CAE

Division Administrator, Local Government Services

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Date: September 22, 2021

To: City of Ames Conference Board

RE: Final Report to the Conference Board

From: Julie G. Roisen, MA, CAE, Division Administrator Local Government Services



On July 27, 2021, the Director of Revenue received a letter from the City of Ames Conference Board with three specific requests pertaining to the Ames City Assessor's office. This report documents the findings of the Division Administrator for the Local Government Services Division, Julie G. Roisen¹, in regard to the requested items. Excerpts of the Executive Summary provided via email to the Conference Board on September 1, 2021, are contained in this final report. The addendum contains all files, records and information that were reviewed as part of the request from the Conference Board.

From the Executive Summary:

Department staff visited the Ames City Assessor's office on Thursday, August 19, and Friday, August 20, 2021. This executive summary is prepared in response to the City of Ames Conference Board's July 27, 2021, request that the Department 1) review property records to determine disparate or missing information; 2) review Vanguard software implementation; and 3) review current staffing levels and overall office structure. On Tuesday, August 10th, Julie Roisen met with the assessor's staff and made written requests for information. The data requests were provided at various times on August 16, 17, 18, 19, 24, 30 & 31, 2021. The requests for information and staff responses are provide in the addendum of the final report. Not all items are discussed in the Executive Summary but are addressed in the final report.

Synopsis of Ames City Assessor's Office

The Ames City Assessor's office has five full-time employees, one part-time intern and a vacant residential appraisal position, a vacant city assessor position, and a vacant administrative assistant position. Staffing and organizational structure recommendations are made in section 3 of the document as part of the request from the Conference Board.

A data request for high level information pertaining to the office was made by Julie G. Roisen. Staff provided a response on August 19, 2021, and it is contained in the addendum².

There are approximately 21,095 improved taxable parcels in the assessing jurisdiction. This does, however, include the condo and cooperative parcels that have been discussed in the executive summary. Therefore, reducing this number by 7,660 parcels yields 13,636 improved parcels. There are also 799 vacant land parcels. This does not include the exempt parcels. The number of exempt parcels appears to

¹.Resume Julie G Roisen 09202021

² DataRequest_1

vary based on the information provided from 578 to the referenced 711 exempted parcels in other areas of the documentation.

There are several software systems the staff rely on. These include:

- Microsolve CAMA (computer aided mass appraisal)
- ProVal CAMA (Thomson Reuters)
- Microsoft Access Database
- Incode 10 tax administration (Tyler)
- EnerGov (city permitting system)
- Laserfiche (document imaging)
- Pictometry
- Data Cloud Solutions (mobile data collector)
- SPSS statistical package (used previously but not at present)
- Microsoft Excel

While onsite, staff revealed that during Richard Horn's tenure, Microsolve was the CAMA system used to value residential property valuations. Commercial property was valued on paper records. Microsolve used a methodology known as "feedback" which is similar to multiple regression analysis. Prior to Mr. Horn's retirement in 2005, the ProVal CAMA system was purchased to replace Microsolve, and a plan was put into place to retire Microsolve and transition to ProVal. Staff began to manually enter paper commercial records into ProVal. To date, the Microsolve CAMA system has not been retired, and staff are manually entering data into both the Microsolve system and the ProVal system. Commercial property records were being moved from paper card records and entered into ProVal beginning in 2005. Residential property information was either converted from Microsolve into ProVal or manually entered. Condo properties are still not fully in ProVal and are mostly managed in spreadsheets. A series of temporary staff were utilized as part of this plan, which resulted in some issues with data integrity from the temporary employees. The maintenance of two systems creates duplicative work for staff. Valuations for residential and non-residential properties are not completed in either system. All valuations are done through individual spreadsheets for each property.

There were delays in fully implementing valuations in ProVal. As a result, Microsolve continued to be used and the data was imported into SPSS statistical software from Microsolve to run a multiple regression sales analysis equation for residential property. This multiple regression equation was fully implemented in 2017³.

The multiple regression equation was put into Excel spreadsheets, which are still used today, to enter residential information on a parcel by parcel basis for development of the valuation. The model has been trended for time. The spreadsheets are used for each individual residential property that has new construction or a permit that cause a change in valuation. Because the regression model only arrives at a total value, the valuation of the land is allocated as 25% of the total value. There are no sketches, photographs, or notes contained in Microsolve. Sketches, photographs and notes are either in ProVal or attached through Laserfiche.

After Mr. Horn's retirement, the plan to transition from Microsolve to ProVal continued while Mr. Lynch used spreadsheets for all non-residential valuations, and Microsolve data was used for the residential multiple regression values. As a result, staff has been maintaining two CAMA systems in addition to all of the spreadsheets being used for all property types for valuations. No valuations are actually performed in either Microsolve or ProVal. All valuations are done in Excel spreadsheets. This practice causes an increase in staffing needs because the mass appraisal software (i.e. ProVal and Microsolve) are not

³ 2022 Residential MR Model SS

actually performing any valuations. This has caused duplicative work, extensive file transfers between systems, increased support staff requirements, and increased costs for maintenance of multiple systems. Conversion to a single CAMA system will ultimately reduce costs and reduce the need for several of the software systems and processes as well as alleviate the need for the extensive use of spreadsheets. Microsolve, ProVal, Access, Data Cloud Systems Mobile Assessor and SPSS will no longer be necessary. The Conference Board has signed a current contract with Vanguard Appraisals for their CAMA software, CAMAVision. Once conversion and implementation into this new system is completed, all of these other systems and processes will be unnecessary for the production of valuations and for the assessment administration process. Valuations developed in CAMAVision can be directly uploaded into Incode 10 (Tyler) tax administration software without intervention from an Access database. See examples of the spreadsheets for non-residential property in the addendum⁴:

Updates to the Beacon website for the present time come directly from ProVal for nonresidential property and from Microsolve for residential property. This maintenance of two systems, in my opinion, is unnecessary. Updates to the website can all be made from the ProVal system. Once the conversion and implementation are completed in CAMAVision, the new system can be used for updating the Beacon website.

Additional recommendations to combine the condominium and cooperative properties for the 2022 assessment were also made on August 25, 2021 to the operations manager, Deb Schildroth, and are included later in this document. The Executive Summary contained recommendations to immediately stop maintenance of one of the CAMA systems and convert from a single system into the newly contracted CAMA system. This alleviates duplication of work and effort on staff and reduces costs immediately for maintenance and updates.

Once implementation of the new CAMA system has been completed, there will be extensive analysis required to develop appropriate valuations. The new CAMA system functions based on a market driven cost approach as contrasted with the multiple regression equation for residential properties which was based on a sales model. Because the multiple regression model simply allocated 25% of the total value to the land, these land values may not be supported in a cost model. Therefore, abstraction and residual techniques will be necessary for the development of land valuation tables, as it is likely there will be insufficient residential land sales in all neighborhoods to rely completely on land sales for the development of land tables. In addition, analysis to develop the cost manual level and neighborhood analysis will be required as well as depreciation tables. All of this analysis relies upon sales and as such becomes the market, or sales comparison, driven component of the cost approach.

Request 1: Review of the Property Records to Determine Disparate or Missing Information.

Julie Roisen requested data from the assessor's staff in reference to the specific claims made. This request is documented in the addendum of this report⁵. Within data request 4, references are made to the following:

⁴ VALWKSHEET_0534447090_2501 Grand Ave B-Bops
VALWKSHEET_0902353210_537 Main St_Dual Class
VALWKSHEET_0909128040_2520 Chamberlain St
VALWKSHEET_0911102060_219 Washington Ave
VALWKSHEET_0913225040_700 SE 1th St_Menards
VALWKSHEET_0921260060_3425 Aurora Ave
VALWKSHEET_1006400010_3311 Lincoln Way

⁵ DataRequest_4_Final

- a. Commercial: No property record card, no commercial building record or no commercial building total areas, 682 records. Staff provided two standard reports from the ProVal CAMA for data integrity and commercial data integrity⁶.
These reports showed the same parcels repeatedly because of the way the standard report functions. Therefore, the actual number of parcels is significantly less than the report indicates. Examples of the missing information include use wall type LF not equal to floor B perimeter. The “missing” information did not appear to be relevant in the valuation process because the valuations are not performed within ProVal. ProVal is a repository of information only. All valuations are performed in individual spreadsheets or spreadsheet workbooks.
- b. Reference was made to boxes of commercial plans for new buildings in the assessor’s office. Staff verified that sketches were done in either ProVal or in the EnerGov permitting system. The few sketches that were not done in ProVal primarily consisted of garages. The information appeared to be contained in the valuation worksheets where necessary⁷.
- c. Residential condominiums are, as indicated by staff in Data Request 4, a mixed bag. There are 8,085 condominium parcels and 143 cooperative parcels. Some are in the Microsolve CAMA system, some are in ProVal and most are in Excel spreadsheets. All of these parcels are valued in Excel spreadsheets. Since the law change effective for the 2022 assessment, eliminating the multi-residential classification, these 7,660 condominium and cooperative parcels can be combined into 277 parcels and remain classed as residential. Recommendations have already been made to the City Assessor’s office that these parcels, representing individual apartment buildings and complexes, be combined for the 2022 assessment. This reduces the parcel counts by 36% and alleviates significant administrative burden. Of these parcels, approximately 6,000 are contained in Excel spreadsheets and are being valued via these spreadsheets. Documentation of this information is contained in the addendum⁸
- d. Questions pertaining to data integrity, according to staff, reflect the same parcels already referenced in the prior request and addressed in the records with missing data⁹.
- e. Missing sketch reports from ProVal are referenced both by the *SketchEditData* report as well as the various *CommSkt by neighborhood* reports. The neighborhood reports represent the various commercial neighborhood areas within the city as determined by the assessor and staff. The *SketchEditData* report is for residential sketches. Of the several hundred properties contained in these reports, almost all are exempt properties¹⁰.
The parcels, listed below, from these reports were taxable parcels that either did not have a sketch or did not have supporting valuation information. This information was obtained from

⁶ *DR4a_CommercialDataIntegrityReport and DR4a_CommercialDataIntegrityImproved*

⁷ *PlansIndex*

⁸ *State of Iowa Mail - Consolidated Condos_count of possible parcel consolidation email RE_Consolidated Condos*

Consolidate Condo Counts

Cooperatives that can be combined

⁹ *DataRequest_4_Final for staff comments*

¹⁰ *SketchEditData*

Email RE_Commercial Sketches by Neighborhood_Specific Questions Email

RE_Commercial Sketches by Neighborhood_Specific Questions

Email RE_Commercial Sketches by Neighborhood_verifying parcels

CommSkt by neighborhood

staff and is included in the addendum. There are three emails in regard to these parcels. See notes within the emails for further information¹¹.

- 1) 09-16-425-090 has a taxable value, but no valuation documents in Laserfiche other than sales verification
 - 2) 09-22-100-030 has taxable value, and appears to have a minimum assessment agreement and valuation documentation as part of an informal appeal
 - 3) 09-22-150-015 has a blob instead of a sketch, has taxable value, and valuation worksheets
 - 4) 09-12-476-077 has taxable value, a cost letter, and rough sketch valuation documentation as part of BOR appeal
 - 5) 10-07-310-050 has taxable value; has valuation worksheet, and appears to be a partial value for 2021
 - 6) 09-08-225-015 has a valuation worksheet
 - 7) 09-09-226-140 has a valuation worksheet new construction for 2021 fraternity
 - 8) 09-17-110-000 has a cost letter
 - 9) 10-06-400-275 is taxable, and has no valuation worksheet
- f. References were made to parcels that contain no land value. A report contained in the addendum identifies all parcels that contain no land value¹².
In reviewing this list of parcels, there are a variety of reasons why there is no land value, including the following: buildings on leased land, condominium plats where the garages were platted separately, but valued with the other improvements, some exempted parcels, cell towers, signs, and other miscellaneous items. None appeared to be problematic.
- g. References were made to 711 exempt parcels. Of these parcels, it appears effective 08-31-21 306 records do not carry any valuation¹³.
- h. References were made to 16 pages of permits not contained in ProVal. This claim is false. The City Assessor's office has a batch process that uploads all permit information into ProVal. There were a very few limited permits that were not contained within ProVal at the time of this writing simply due to the fact the upload had yet to occur for that day¹⁴.

Excerpts from the Executive Summary RE: request # 1

As part of the overall data requests made to Ames City Assessor staff, there were specific requests in regard to records pertaining to disparate or missing information. Julie Roisen has verified with staff and reviewed the reports of the information that these claims referenced. The missing data referenced was based on a standard report from one of the computer aided mass appraisal systems (CAMA), ProVal, where the same parcels were listed multiple times and the "missing" information was not relevant or substantive in terms of the valuation. The reason this missing information is not relevant is because the valuations are not performed in this computer system. Valuations are done in multiple spreadsheets. See the addendum of the final report for the missing data report. Additional parcel record information is available for each of these parcels through laser

¹¹ *Email RE_Commercial Sketches by Neighborhood_Specific Questions*
Email RE_Commercial Sketches by Neighborhood_Specific Questions
Email RE_Commercial Sketches by Neighborhood_verifying parcels

¹² *DR4e_ParcelswithNoLandValue*

¹³ *ExemptValue Search Results 083121*

Email RE_Exempt parcels_counts and last year valued

Email RE_Exempt parcels_counts with and without value

¹⁴ *DR4g_PermitsNotInProVal*

fiche. The referenced 731 parcels with no sketches are all exempt property except approximately six taxable parcels, which had no sketches in ProVal. Please reference the addendum of the final report. This is a standard report from ProVal. Of these six taxable parcels, it appears only two parcels do not have supporting valuation documentation. Sketches of these few parcels can be remedied easily through field inspections and/or through the EnerGov permitting system. Supporting documentation for the valuation can also be performed by staff. While it is important to have sketches and documentation on exempt property, it is not critical as long as there are valuations for the exempted property. Staff provided all of the documentation in regard to the sketches and verified these items while Julie Roisen was onsite. Based on a report provided by Lisa Henschel on August 30, 2021, it appears that of the 961 exempt parcels in Ames, 307 do not have value. Many, if not most, of these appear to be agricultural land and/or abandoned ROW. Completing these exempt records that have no value will need to be prioritized for the 2022 assessment based on the requirement in Iowa Code section 427.1(18). A listing is provided in the addendum of the final report of these parcels. Even though these exempt records didn't have valuation, there was no impact to the tax base, the City of Ames, and Story County taxpayers because the records are not taxable. The exempt records with no sketch could be prioritized for a date after the implementation of the new CAMA system.

The list of parcels with no land value are a variety of items that includes cell towers and condominium lots where the land and garages were platted separately, but are valued with the parcel containing the improvements. The complete listing of parcels is included in an addendum in the final report. There did not appear to be anything unusual or problematic with these parcel records. The reference to building permits not recorded in the CAMA system did not appear to be the case. Permit information for all parcels is contained in the ProVal system. The permit information does not show up on the Beacon website because the Microsolve CAMA system is used to update the Beacon website for residential property, and no permit information is contained in Microsolve. Building permits are scheduled on a batch process through EnerGov, the City permitting software, and uploaded into ProVal. Staff verified that the boxes of plans located in the assessor's office were either in ProVal and/or contained in the EnerGov system as a PDF. This information will be included in the addendum of the final report and cited as commercial plan index provided and verified by staff while Julie Roisen was onsite.

Request 2: Review of Vanguard Software Implementation

Julie G. Roisen requested specific information in regard to conversion and implementation plans into the Vanguard CAMAVision software application based on the request from the Conference Board. The staff provided limited information¹⁵.

There was no written conversion or implementation plan provided. Staff provided a copy of the data dictionary for ProVal, which is confidential information and was, therefore, not provided to the vendor as part of the conversion. Staff also provided some additional file information from Microsolve. Neither the ProVal nor Microsolve information is contained in this report, but could be obtained from the assessor's

¹⁵ *DataRequest_3 Final*

staff should the Conference Board wish to review this information. For the conversion, staff identified approximately 13,500 sketches that would need to be converted. Assuming the reduction in parcel count resulting from combining the condo parcels and the cooperative parcels, there are approximately 15,000 total parcels that need to be converted. A conversion high level document was provided to acting operations manager, Deb Schildroth on August 25, 2021. Information contained in the August 25th document is identified below¹⁶.

Date: August 25, 2021

To: Deb Shildroth

From: J.G. Roisen, Division Administrator

RE: High level conversion and implementation of Vanguard CAMAVision

Obtain cost breakdown and timing from Vanguard for the recommendations contained in the table below. In the discussion with Vanguard, ideally you would want to receive the final version of the converted records, sketches and lot sizing in the fall of 2022 or the winter of 2022. That way, if there is time to do analysis in the new CAMA system, there is a possibility that Vanguard CAMAVision could be used to produce valuations for 2023 assessment for residential. If not, the valuations can be trended based on sales ratio analysis for 2023 for all classes of property and the plan would be to use CAMAVision for the 2024 assessment. You will need to be in CAMAVision by 2024 to meet the state requirement for utilization of the 2020 Iowa Manual.

As noted previously in our discussions, having Vanguard staff sketch and link the diagrams to the pricing tables is the least risky option in a conversion from ProVal. Additionally, the manner in which ProVal contains the sketch data is based on a horizontal pricing method, while the Vanguard CAMAVision is based on a vertical pricing method. Therefore, the risk in a conversion of inaccuracies will be high because structurally the two systems are not compatible. Additionally, if sketches are converted, they may reflect a diagram but the actual "blob" is not able to be linked to the pricing tables. Having each diagram sketched in CAMAVision allows for the system to actually calculate the square footage, and then linking the sketch to the pricing tables assures that all aspects of the property characteristics are included in the calculated valuation. Converted diagrams may not actually calculate square footage, and I believe the converted sketches cannot be linked to the pricing tables. This would need to be confirmed with Vanguard technical staff.

There are no sketches, photographs, or permit information, and I believe notes or attachments contained in Microsolve. Therefore, conversion of Microsolve data may not yield any real benefit. You will want to confirm all data fields that are contained in Microsolve that are not contained in ProVal, and evaluate the benefit of the data and the cost to convert information which may or may not be beneficial in determining valuation.

¹⁶ *email Conversion sketching and lot sizing
High Level Conversion and Implementation of Vanguard CAMAVision*

There will also likely be data fields that do not “fit” into the CAMAVision system and will most likely have to be reconsidered as to where the best “fit” is in the new system.

Parcel Breakdown	Parcel Counts	Notes Sketches	Notes Land
Residential (excluding condos)	Improved 11,861 Unimproved 589	Contract with Vanguard to sketch and link all improved residential parcels	Contract with Vanguard to lot size using front methodology for all residential parcels using maps and information from Story County GIS
Condos	Improved 8,085 Unimproved 1	Wait on any sketches of condo properties until responses from taxpayers and as many as possible are combined into a single parcel for individual condo regimes	Land should be converted from square footage once the combinations are completed.
Cooperatives	Improved 143 Unimproved 2	Treat in the same manner as Condos: contact owners of cooperatives to begin to combine individual parcels into a single parcel for each cooperative regime.	Treat in the same manner as condos
Greek Housing	43	Contract with Vanguard to sketch and link	Convert land square footage from ProVal
MultiResidential	Improved 236 Unimproved 6	Contract with Vanguard to sketch and link	Convert land square footage from ProVAL
Dual-Classed: need breakdown of improved versus unimproved	42	Contract with Vanguard to sketch and price improved parcels	Convert land square footage from ProVal

Parcel Breakdown	Parcel Counts		Notes Sketches	Notes Land
Commercial (non-condo)	Improved	847	Contract with Vanguard to sketch but the pricing will need to be done in conjunction with training and analysis	Convert the square footage from ProVal or acres if that is what is available
Commercial condos	Unimproved	223		
		77		
Industrial	Improved	31	Treat in the same manner as commercial	Convert the square footage from ProVal
	Unimproved	6		
Agricultural		166	Contract with Vanguard to sketch and link for ag dwellings	Convert the acres from ProVal
Ag Dwellings		8		
100% Exempted	Improved	375	There are limited to no sketches of exempt property so conversion of square footage if available	Convert square footage of land if available
	Unimproved	203		
Additional dwellings (2 nd dwelling on parcel)		C: 1 M: 2 R: 16	Contract with Vanguard to sketch and link all second dwelling on a separate sketch	Assume the land has already been resolved in other categories as this is a second dwelling

Subsequent to the Conversion High Level document from August 25, 2021, Julie Roisen reviewed Excel workbook files of examples of commercial property valuations. There are seven examples contained in the addendum¹⁷.

While these workbooks provide support for the valuations, they are not convertible in the format they are in today. These workbooks represent the extensive work and thought that was put into the valuation procedures for non-residential properties in the City of Ames by the City Assessor. From all appearances, all non-residential properties have individual workbooks that contain the information used to develop the valuations, except for the very few taxable parcels identified earlier in this document, and the exempt properties.

¹⁷ VALWKSHEET_0534447090_2501 Grand Ave B-Bops
VALWKSHEET_0902353210_537 Main St_Dual Class
VALWKSHEET_0909128040_2520 Chamberlain St
VALWKSHEET_0911102060_219 Washington Ave
VALWKSHEET_0913225040_700 SE 1th St_Menards
VALWKSHEET_0921260060_3425 Auruora Ave
VALWKSHEET_1006400010_3311 Lincoln Way

Installation of the software as soon as possible will assist in the staff beginning to become familiar with the system, and it will help staff understand the conversion needs as well.

Excerpts from the Executive Summary RE: Request # 2

It appears there was no actual plan for the conversion and implementation of Vanguard, even though a contract has been signed and there was, at minimum, a meeting with Vanguard staff and Ames City Assessor's staff. Of particular note and importance here is staff using two CAMA systems, Microsolve and ProVal. One system, Microsolve, appears to be slated for retirement. There are no sketches, photographs or, I believe, notes in Microsolve. Sketches, permits, photographs and notes, I believe, are either contained in or attached to ProVal through Laser fiche. However, valuations are not actually done in either system. Valuations are performed in multiple spreadsheets based on a multiple regression equation for residential property, and in multiple spreadsheet workbooks for all other property types except agricultural vacant land. The agricultural vacant land is done in Tyler's Incode 10, tax administration software. The Department would recommend that any conversion draw from one system, ProVal, because the vast majority of information needed for a conversion is contained in the ProVal system, while the Microsolve system has limited information. Staff should identify all data fields that are contained in Microsolve that do not exist in ProVal that they feel are relevant and manage these data fields until implementation of the new CAMA system. Trying to convert from two systems inherently increases risk and staff time unnecessarily during a conversion.

A recommendation was also made to city staff to contact owners of condominium and cooperative regimes, and request that multiple parcels be combined into single parcels for each apartment complex. Changes in Iowa Code from House File 418 for the 2022 assessment make this possible. This action would potentially reduce the workload on staff, the complexity of a conversion and implementation of the new CAMA system; as well as reduce administrative costs for the assessor's office and for the affected taxpayers. Approximately 39% of the improved parcel count is comprised of condominiums and cooperatives. Combining parcels where a single entity owns the entire regime will reduce the improved parcel counts by 7,660 parcels or approximately 36%.

To reduce risk and alleviate over burdening staff during the conversion, a recommendation that the Conference Board engage the vendor of the software application, to have the vendor re-sketch and link each sketch to the pricing tables for residential properties. There is a structural difference between the way the two CAMA systems price properties that, in all likelihood, is not compatible. Additionally, converting existing sketches will yield a diagram that does not calculate and cannot be linked to the pricing tables. A secondary recommendation is for the Conference Board to contract with the vendor to have all residential lots sized in the new CAMA system, as the data available for conversion within ProVal and Microsolve is not readily convertible into the new system. This, again, alleviates risk, staff time, and delay in the conversion and implementation process.

During the process, a plan will need to be made to allocate staff time to work with Vanguard to map the data into the new system, and a decision maker will need to be available to make determinations where data is not easily converted and/or mismatches exist in fit between ProVal and CAMAVision. Another recommendation would be to plan for complete conversion, if possible, by the 2023 assessment which would mean the work is completed in late 2022 or early 2023. Additional analysis will need to be done to value land and improvements within the new CAMA software at the time of go live. If the 2023 assessment is not feasible, then 2024 would be the last date for completion to be in compliance with the 2020 Iowa Manual based on the approved extension request.

Request 3: Review Current Staffing Levels and Overall Office Structure

To evaluate the staffing levels and overall office structure, Julie Roisen requested detailed data about the work volume, parcels counts, permits for new construction, Declaration of Value (DOV) processing, applications processing, Board of Review (BOR) petitions and questions pertaining to software systems. Staff provided answers found in the addendum¹⁸.

The current office structure and staff is comprised of the following positions:

City Assessor	Vacant
Former Deputy Assessor	Brenda Swaim
2 Residential Appraisers	1 vacant; Chris Bilslend
Database Manager (Technical Support)	Lisa Henschel
2 Appraisal Technicians	Dan Boberg; Judy Heimerman
Administrative Assistant	Vacant
Intern (Assistant Clerk)	Teresa Espinosa

The Executive Summary and this document address the reasons for the current staffing to be so heavily weighted toward support staff rather than appraisal staff. Alleviating the duplicative work being done in two CAMA systems potentially removes the need to replace the vacant administrative assistant position. As indicated in the Executive Summary, two FTE’s capable of appraising non-residential properties, which includes the assessor and a deputy, and two FTE’s for residential appraisals, as well as the two FTE’s as support staff (Appraisal Technicians) in addition to the Database Manager position, which will be particularly important during and after the conversion, would appear to be sufficient staffing, in my opinion, based on the facts available to me.

The following table highlights a summary of the workload by work type:

Residential parcel count (vacant and improved)	12,450
Condo & Cooperative parcel count (vacant and improved)	8,231
Non-residential excluding Condos & Cooperatives parcel count (vacant and improved)	2,263
Reduction in parcel count recommended based on combining Condos and Cooperatives	-7,660
Declaration of Values (Sales)	+/- 1,900 per year
Splits and Combinations of parcels	+/- 500 per year

¹⁸ DataRequest_2_Final

Permits Residential	+/- 400-500 per year
Permits Non-Residential	+/- 200 per year
Applications processing: homestead, military, DAV, other	+/- 500 per year
Board of Review (odd year)	2021 = 2,388 but this number reflects 2,202 condo parcels 2019 = 1,015 which also reflects 932 condo parcels
PAAB/District Court cases ¹⁹	40 cases primarily condominium properties
Existing permits for the 2022 Assessment as of this writing	637

The staffing recommendations remain unchanged between the Executive Summary provided on September 1st, 2021 and the conclusion of this final report.

Excerpt from the Executive Summary RE: Request # 3

The current staffing levels appear to be heavily weighted toward non-appraisal staff. The need for these support staff FTEs could be reduced by decreasing the duplicative work of keeping two computer-aided mass appraisal systems updated with information. An immediate improvement would be to stop using one of the existing CAMA systems to alleviate the burdensome nature of this maintenance on existing staff. Since the vast majority of information is contained within ProVal and the Microsolve system has much less information contained in it; retention of the system that contains the most relevant information makes the most logical sense. From discussions with the staff, no actual valuations, no permit information, or sketches, or photographs are being maintained or valued in Microsolve, so maintaining this system appears unnecessary. There are 5,417 condominium properties that are in Microsolve. However, combining the records that can be combined, as recommended earlier in this executive summary, reduces these parcel counts so the actual number left in Microsolve will be significantly less and can be managed either in spreadsheets or in ProVal until the implementation of the new CAMA system.

At the current time, it appears staff update the Beacon website with sale information for residential property from Microsolve. However, all sale information is maintained in ProVal, and the updates for nonresidential property to Beacon are done from ProVal. Beacon updates for all parcels could be done from ProVal. Again, indicating there is no need to continue maintaining Microsolve. Staff would need to work with the Beacon Schneider staff to get the batch processes in place to accomplish this for residential properties.

The current residential improved parcel count of 11,861 with the addition of second dwellings on parcels and agricultural dwellings the count equals 11,888. Assuming approximately 6,000 residential parcels per FTE, results in an estimate of approximately two residential appraisal FTEs would be required. All other nonresidential improved parcels, assuming a reduction in the residential condominiums which are actually

¹⁹ DR2g PAAB District Court

apartment buildings of 7,660 records, equals 1,844 total improved nonresidential parcels. Assuming approximately 1,500 parcels per FTE for a commercial appraiser equals approximately 1.25 FTEs. Considering the district court and PAAB caseload, another .5 FTEs may be necessary. This information indicates approximately 1.50-1.75 FTEs for appraisers with skill to manage commercial and other more complex properties. The assumption is the assessor or a deputy should be skilled enough to manage these property types, which leaves approximately .50-.25 FTE for office administration. Eliminating the maintenance of two CAMA systems reduces the administrative needs as well. Two FTEs should be sufficient as support staff, once the decision is made to stop using two CAMA systems. Because the City assessor's office is a separate assessing jurisdiction from the county, there is a higher need for technical support staff to manage between the city and county systems. Also, the upcoming conversion and implementation of a new CAMA system indicates a higher need for technical support staff. An additional benefit, once the implementation is completed, is that the technical support staff will be in a very good position to manage the new software and all interfaces, batch processing, and the ratio studies and reports needed for appraisal and administrative support staff.

Summary of the Department's Recommendation

Non-residential appraisal FTEs (assessor and possible deputy)	1.50-1.75
Residential appraisal FTEs	2
Support staff	2
Technical staff	1
Overall office management by assessor	<u>.25-.50 FTE</u>
Total FTE's estimate	7

Appraisers should be capable of handling the appeals at the Board of Review and be capable of making recommendations to the assessor and to the boards of review. These recommendations would be for valuation changes at an individual property level, as well as mass appraisal recommendations, to maintain values that are compliant with Iowa law.

The recommendations presented here, of course, need to be considered in the context of the skills and abilities of current staff and potential applicants for vacant positions. Efficiencies could be gained if the staff was expected to do both residential and commercial appraisal work. Additionally, having more than one staff person capable of doing both types of work improves the delegation of the work when vacancies occur. Cross training for the support staff would also improve the management of tasks when positions become vacant as well.

Another recommendation for the Conference Board to consider during the interim period, and until an assessor is hired, would be to contract with a vendor or appraiser to complete the non-residential permits for 2021, and for the partial permits remaining from 2020, unless current staff is capable of this type of work. If current staff is trained and capable of this type of work, then existing staff should be assigned to these duties. Additional recommendations for the outstanding PAAB and District Court cases would be to hire a designated MAI, or other licensed general appraiser, to provide limited scope analysis of the cases that are similar, such as the condominiums, to determine if settlement of the cases is possible or if a complete appraisal report is necessary for trial. The Conference Board may wish to consult with the City Attorney in regard to these decisions during the interim time period²⁰.

The conclusions and recommendations contained in the Final Report and Executive Summary were based on information provided to Julie G. Roisen by the Ames City Assessor's office staff. Every attempt has been made by Ms. Roisen to question staff and find the facts in regard to the claims of missing information and or data and report those facts to the Conference Board. Any new information could alter the conclusions set forth in the reports.

²⁰ DR2g_PAAB District Court

ADDENDUM

Julie G. Roisen, MA, CAE
2012 Wilby Circle
Albert Lea, MN 56007

507-402-2424
jgroisen@yahoo.com

Experience:

Sept. 2011 –Present

Local Government Services, Division Administrator Iowa Department of Revenue

- Manage, direct, and enforce equalization and appeal processes for 107 assessing jurisdictions. Calculation of the agricultural productivity model.
- Develop five year modernization plan including processing of Declaration of Value documents, approximately 120,000 annually, resulting in staff reduction of 4 FTE, gaining current processing with daily mail for the first time in over 40 years.
- Oversight of all centrally assessed properties; railroads, pipelines and appeals.
- Manage the education, examination and register of all assessors in Iowa.
- Responsible for 1.5 billion dollars in payments to local governments for all property tax credits and exemptions, local option sales and use tax and all other permitted tax types.
- Expert witness in regard to various legal issues involving property tax laws in Iowa and Minnesota.
- Implemented 2013 Property Tax Reform which included the Business Property Tax Credit, Replacement Claim and new classification. Trained and educated all stakeholders in the state on the legislative reform.
- Led, developed, tested, and implemented the creation of “LocalGovExchange” web portal for the exchange of data files from local government for processing and calculation of credit and replacement claim monies. Enabled local government to retrieve a data file(s) for importing into tax administration software for the production of statements.
- Provided leadership for other Department projects as required for modernization efforts.

2002 – 2011:

Deputy Director Taxpayer Services/County Assessor. Blue Earth County, Mankato, MN

- Plan, oversee and direct taxpayer services functions including; assessing, mapping, tax calculation & collection, tax distribution, recording, forfeiture, tax increment financing, tax court petitions.
- Provide vision for department to enhance public service and cost effective solutions for work performance. Supervise, hire, discipline, performance evaluations for staff.
- Directly planned, implemented, and trained staff, on three new major software implementations for CAMA mass appraisal, GIS mapping, GRM property tax administration software.
- Developed a strategic five-year plan for revaluation of all properties within Blue Earth County as the result of a Department of Revenue investigation for malpractices. Executed this plan successfully.
- Recipient of the Project Manager of the Year Award from Manatron Inc. the vendor for GRM property tax solution.

1988-2001:

Commercial Appraiser/Consultant Integrity Appraisals (owner).

Owned and operated a fee appraisal business. Employed by various agencies in commercial appraisal assignments of all types including: abatements, tax court petitions, expert witness. Clients included: Washington County, Stillwater, MN; Steele & LeSueur Counties MN, City of Bloomington, MN; Freeborn County, Albert Lea, MN;

Education:

- 2005 Mini Masters in Appraisal Certificate Program
University of St. Thomas, Management Center
Minneapolis, MN
- 1999 Mini MBA for Government Managers
University of St. Thomas, Management Center
Minneapolis, MN
- 1987 Master of Arts Economics
Mankato, MN
- 1986 Bachelor of Science Business Economics, Cum Laude
Mankato State University
Mankato, MN

Appraisal Related Education:

- Commercial Modeling Concepts
- Utah State University # 100 Unit Valuation
- PACE Minnesota Department of Revenue
- Standards of Practice and Professional Ethics
- Residential Modeling
- Mass Appraisal of Income Producing Properties
- Capitalization Theory and Techniques Part A & B
- Assessment Law and History, Residential Appraisal, Mass Appraisal of Residential Properties, Assessment Administration
- Numerous annual seminars and coursework for continuing education for licenses and designations every 2 years: 30+ hours

Awards:

- 2017 Special Achievement Award, ESRI for GIS Initiatives
- 2015 Best of Web Digital Government Achievement Award for LGE Portal, Center for Digital Government
- 2015 Cross Boundary Collaboration and Partnership Award National Association of Chief Information Officers for LGE Portal
- 2014 Award for Better Government Service, Midwestern States Association of Tax Administrators
- 2008 Project Manager of the Year, Manatron Corporation

Speaker, Presenter, Instructor:

- 2018 Statewide Mass Appraisal of Multi-Family Properties, International Research Symposium, IAAO Madrid Spain
- 2017 Iowa Agricultural Productivity Model, IAAO Annual Conference Minneapolis, Minnesota
- 2011- 2019 Iowa State Association of Assessors Fall School; Summer School
- 2011-2019 Iowa State Association of Counties annual spring and fall schools of instruction
- 2013-2014 Property Tax Reform Presentations across the entire state; Iowa Bar Association, Iowa Association of Counties, Iowa Association of Assessors, Iowa Association of Auditors and Treasurers, various cities and other organizations.
- 2012-2013 Agricultural Adjustments new Rule to various organizations including Iowa Cattleman's Association, Iowa Corn Growers, Iowa Soybean Growers, Farm Bureau Corporate leadership, Iowa Association of County Supervisors, Auditors, Assessors.
- GIS in Blue Earth County
 - ESRI Conference, San Diego, CA
 - MCCC Conference, Arrowwood, MN
- Panel Speaker, Assessment Practices
 - NCRAAO Conference, Moline, IL
- Adjunct Faculty Speaker
 - Minnesota Institute for Legal Education, Minneapolis, MN
- Mass Appraisal Instructor weeklong tested course for licensing
 - University of Minnesota, St. Paul, MN

Licenses:

- 1991 Certified Assessment Evaluator # 921
 - International Association of Assessing Officers

- 1991 Senior Accredited Minnesota Assessor #1777
 - Minnesota State Board of Assessors (currently inactive)

- 1992 Iowa Certified General Real Property Appraiser License
 - Minnesota Certified General Real Property Appraiser License



July 27, 2021

Director Kraig Paulsen
Iowa Department of Revenue
1305 E. Walnut Street
Fourth Floor 0107
Des Moines, IA 50319

Dear Director Paulsen,

Our recently hired City Assessor, Brenda Nelson, has resigned from the job for personal reasons. Therefore, prior to the Conference Board taking any hiring action we request the follow assistance from the Department of Revenue:

- 1.) Review of property records to determine disparate or missing information
- 2.) Review of Vanguard software implementation
- 3.) Review current staffing levels and overall office structure

This request is made under the Director's authority set forth under Iowa Code Section 421.17 including but not limited to subsections 1, 2, and 4.

Thank you for your time in considering this request.

Sincerely,

A handwritten signature in black ink that reads 'John A. Haila'. The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

John A. Haila, Mayor
Chairperson
Ames City Conference Board
Ames, Iowa

Date: August 9th, 2021

To: Mayor Haila and City of Ames Conference Board

RE: Action plan

From: J. G. Roisen, MA, CAE, Division Administrator Local Government Services



Executive Summary

The Department of Revenue, at the request of the City of Ames Conference Board, has been asked to review the status of the following identified items within the Ames City Assessor's office. The plan includes data gathering of requested items to be provided by city assessor staff, a physical review of the systems and data used by the assessing staff as well as a review of the conversion data and plans with city staff and Vanguard staff. The purpose and function of the review is to provide clarity for the Conference Board and for the recruitment and hiring process for the assessor's position. Department staff will be onsite in the Ames offices on Thursday August 19th and Friday August 20th. The Department shall provide a written report to the Ames Conference Board as soon as possible following the onsite review. Delays in receiving the data requests will impact the timing of the final report to the conference board.

Action Steps for Management

1. Submit a request for an extension for implementation for the 2020 Iowa Manual to January 1st 2024. The request should be to the Director and sent to me via email at julie.roisen@iowa.gov
2. Be prepared to submit an appeal of any tentative equalization order, excluding agricultural. The orders will be mailed to the assessor and the auditor by August 13th. There is a 10 day appeal window. Submit in writing email form to carmen.putzier@iowa.gov and ask for an oral hearing.

Review Plan

1. Data summary and high level information gathering
 - a. Management and processes
 - b. System integrations
 - c. Website
 - d. GIS
 - e. Taxable parcel counts
 - f. 100% Exempt parcel counts
 - g. Software system summaries
2. Data detail and staff responsibility
 - a. Detailed parcel counts and aggregate valuations and applicable system
 - b. DOV processing

- c. Splits and combination processing
 - d. Permits/inspections
 - e. Application processing
 - f. Boards of Review
 - g. PAAB and district court appeals
 - h. Inspection cycle
 - i. Software systems administration
 - j. Valuation methodologies and software systems used
3. Review of Vanguard implementation
- a. Conversion plan
 - b. Data dictionary
 - c. Historical information plan
 - d. Land
 - e. Sketches
4. Property records and disparate or missing information
- a. Commercial records 682
 - b. Residential condo's
 - c. Data integrity 848 records
 - d. Sketches 731 records
 - e. Parcels with no land value 126 and not exempt
 - f. Exempt parcels 711
 - g. Reference to 16 pages of parcels with building permits not entered into CAMA

Iowa Department of REVENUE

Hoover State Office Building
1305 East Walnut Street
Des Moines, IA 50319

tax.iowa.gov

Date: September 1, 2021

To: City of Ames Conference Board

RE: Report to Conference Board resulting from request under Iowa Code 421.17

From: J. G. Roisen, MA, CAE, Division Administrator Local Government Services



Executive Summary

Department staff visited the Ames City Assessor's office on Thursday August 19, and Friday August 20, 2021. This executive summary is prepared in response to the City of Ames Conference Board's July 27, 2021 request that the Department 1) review property records to determine disparate or missing information; 2) review Vanguard software implementation; and 3) review current staffing levels and overall office structure. On Tuesday August 10th Julie Roisen met with the assessor's staff and made written requests for information. The data requests were provided at various times on August 16, 17, 18, 19, & 24, 30 & 31, 2021. The requests for information and staff responses are provide in the addendum of the final report. Not all items are discussed in the Executive Summary but are addressed in the final report.

1) Review of Property Records to Determine Disparate or Missing Information:

As part of the overall data requests made to Ames City Assessor staff there were specific requests in regard to records pertaining to disparate or missing information. Julie Roisen has verified with staff and reviewed the reports of the information that these claims referenced. The missing data referenced was based on a standard report from one of the computer aided mass appraisal systems (CAMA), ProVal, where the same parcels were listed multiple times and the "missing" information was not relevant or substantive in terms of the valuation. The reason this missing information is not relevant is because the valuations are not performed in this computer system. Valuations are done in multiple spreadsheets. See the addendum of the final report for the missing data report. Additional parcel record information is available for each of these parcels through laser fiche. The referenced 731 parcels with no sketches are all exempted property except approximately six taxable parcels, which had no sketches in ProVal. Please reference the addendum of the final report. This is a standard report from ProVal. Of these six taxable parcels, it appears only two parcels do not have supporting valuation documentation. Sketches of these few parcels can be remedied easily through field inspections and or through the EnerGov permitting system. Supporting documentation for the valuation can also be performed by staff. While it is important to have sketches and documentation on exempt property, it is not critical as long as there are valuations for the exempted property. Staff provided all of the documentation in regard to the sketches and verified these items while Julie Roisen was onsite. Based on a report provided by Lisa Henschel on August 30, 2021, it appears that of the 961 exempt parcels in Ames, 307 do not have value. Many if not most of these appear to be agricultural land and/or abandoned ROW. Completing these exempt records that have no value will need to be prioritized for the 2022 assessment based on the requirement in Iowa Code section 427.1(18). A listing is provided in the addendum of the final report of these parcels. Even though these exempt

records didn't have valuation there was not impact to the tax base and the City of Ames and Story County taxpayers because the records are not taxable. The exempt records with no sketch could be prioritized for a date after the implementation of the new CAMA system.

The list of parcels with no land value are a variety of items that includes cell towers and condominium lots where the land and garages were platted separately but are valued with the parcel containing the improvements. The complete listing of parcels is included in an addendum in the final report. There did not appear to be anything unusual or problematic with these parcel records. The reference to building permits not recorded in the CAMA system did not appear to be the case. Permit information for all parcels is contained in the ProVal system. The permit information does not show up on the Beacon website because the Microsolve CAMA system is used to update the Beacon website for residential property and no permit information is contained in Microsolve. Building permits are scheduled on a batch process through EnerGov, the City permitting software, and uploaded into ProVal. Staff verified that the boxes of plans located in the assessor's office were either in ProVal and/or contained in the EnerGov system as a PDF. This information will be included in the addendum of the final report and cited as commercial plan index provided and verified by staff while Julie Roisen was onsite.

2) Review of Vanguard Software Implementation

It appears there was no actual plan for the conversion and implementation of Vanguard even though a contract has been signed and there was, at minimum, a meeting with Vanguard staff and Ames City Assessor's staff. Of particular note and importance here is staff using two CAMA systems, Microsolve and ProVal. One system, Microsolve, appears to be slated for retirement. There are no sketches, photographs or, I believe, notes in Microsolve. Sketches, permits, photographs and notes, I believe, are either contained in or attached to ProVal through Laser fiche. However, valuations are not actually done in either system. Valuations are performed in multiple spreadsheets based on a multiple regression equation for residential property and in multiple spreadsheet workbooks for all other property types except agricultural vacant land. The agricultural vacant land is done in Tyler's Incode 10, tax administration software. The Department would recommend that any conversion draw from one system, ProVal, because the vast majority of information needed for a conversion is contained in the ProVal system while the Microsolve system has limited information. Staff should identify all data fields that are contained in Microsolve that do not exist in ProVal that they feel are relevant and manage these data fields until implementation of the new CAMA system. Trying to convert from two systems inherently increases risk and staff time unnecessarily during a conversion.

A recommendation was also made to city staff to contact owners of condominium and cooperative regimes and request that multiple parcels be combined into single parcels for each apartment complex. Changes in Iowa Code from House File 418 for the 2022 assessment make this possible. This action would potentially reduce the workload on staff, the complexity of a conversion and implementation of the new CAMA system; as well as, reduce administrative costs for the assessor's office and for the affected taxpayers. Approximately 39% of the improved parcel count is comprised of condominiums and cooperatives. Combining parcels where a single entity owns the entire regime will reduce the improved parcel counts by 7,660 parcels or approximately 36%.

To reduce risk and alleviate over burdening staff during the conversion, a recommendation that the Conference Board engage the vendor, of the software application, to have the vendor re-sketch and link each sketch to the pricing tables for residential properties. There is a structural difference between the way the two CAMA systems price properties that in all likelihood is not compatible. Additionally

converting existing sketches will yield a diagram that does not calculate and cannot be linked to the pricing tables. A secondary recommendation is for the Conference Board to contract with the vendor have all residential lots sized in the new CAMA system as the data available for conversion within ProVal and Microsolve is not readily convertible into the new system. This again alleviates risk, staff time, and delay in the conversion and implementation process.

During the process a plan will need to be made to allocate staff time to work with Vanguard to map the data into the new system and a decision maker will need to be available to make determinations where data is not easily converted and/or mismatches exist in fit between ProVal and CAMAVision. Another recommendation would be to plan for complete conversion, if possible, by the 2023 assessment which would mean the work is completed in late 2022 or early 2023. Additional analysis will need to be done to value land and improvements within the new CAMA software at the time of go live. If the 2023 assessment is not feasible then 2024 would be the last date for completion to be in compliance with the 2020 Iowa Manual based on the approved extension request.

3) Review Current Staffing Levels and Overall Office Structure

The current staffing levels appear to be heavily weighted toward non-appraisal staff. The need for these support staff FTEs could be reduced by decreasing the duplicative work of keeping two computer-aided mass appraisal systems updated with information. An immediate improvement would be to stop using one of the existing CAMA systems to alleviate the burdensome nature of this maintenance on existing staff. Since the vast majority of information is contained within ProVal and the Microsolve system has much less information contained in it; retention of the system that contains the most relevant information makes the most logical sense. From discussions with the staff, no actual valuations, no permit information or sketches or photographs are being maintained or valued in Microsolve so maintaining this system appears unnecessary. There are 5,417 condominium properties that are in Microsolve. However, combining the records that can be combined, as recommended earlier in this executive summary, reduces these parcel counts so the actual number left in Microsolve will be significantly less and can be managed either in spreadsheets or in ProVal until the implementation of the new CAMA system.

At the current time it appears staff update the Beacon website with sale information for residential property from Microsolve. However, all sale information is maintained in ProVal and the updates for nonresidential property to Beacon are done from ProVal. Beacon updates for all parcels could be done from ProVal. Again, indicating there is no need to continue maintaining Microsolve. Staff would need to work with the Beacon Schneider staff to get the batch processes in place to accomplish this for residential properties.

The current residential improved parcel count of 11,861 with the addition of second dwellings on parcels and agricultural dwellings the count equals 11,888. Assuming approximately 6,000 residential parcels per FTE, results in an estimate of approximately two residential appraisal FTEs would be required. All other nonresidential improved parcels, assuming a reduction in the residential condominiums which are actually apartment buildings of 7,660 records, equals 1,844 total improved nonresidential parcels. Assuming approximately 1,500 parcels per FTE for a commercial appraiser equals approximately 1.25 FTEs. Considering the district court and PAAB caseload another .5 FTE may be necessary. This information indicates approximately 1.50-1.75 FTEs for appraisers with skill to manage commercial and other more complex properties. The assumption is the assessor or a deputy should be skilled enough to manage these properties types which leaves approximately .50-.25 FTE for office administration. Eliminating the maintenance of two CAMA systems reduces the administrative needs as well. Two FTEs should be

sufficient as support staff once the decision is made to stop using two CAMA systems. Because the City assessor’s office is a separate assessing jurisdiction from the county, there is a higher need for technical support staff to manage between the city and county systems. Also, the upcoming conversion and implementation of a new CAMA system, indicates a higher need for technical support staff. An additional benefit, once the implementation is completed, is that the technical support staff will be in a very good position to manage the new software and all interfaces, batch processing, and the ratio studies and reports needed for appraisal and administrative support staff.

To summarize the Department’s Recommendation:

Non-residential appraisal FTEs (assessor and possible deputy)	1.50-1.75
Residential appraisal FTEs	2
Support staff	2
Technical staff	1
Overall office management by assessor	<u>.25-.50 FTE</u>
Total FTE’s estimate	7

Appraisers should be capable of handling the appeals at the boards of review and be capable of making recommendations to the assessor and to the boards of review. These recommendations would be for valuation changes at an individual property level as well as mass appraisal recommendations to maintain values that are compliant with Iowa law.

The recommendations presented here of course need to be considered in the context of the skills and abilities of current staff and potential applicants for vacant positions. Efficiencies could be gained if the staff was expected to do both residential and commercial appraisal work. Additionally having more than one staff person capable of doing both types of work improves the delegation of the work when vacancies occur. Cross training for the support staff would also improve the management of tasks when positions become vacant as well.



Roisen, Julie <julie.roisen@iowa.gov>

Conversion sketches and lot sizing

1 message

Roisen, Julie <julie.roisen@iowa.gov>
To: "Schildroth, Deb" <deb.schildroth@cityofames.org>
Cc: "Haila, John" <john.haila@cityofames.org>

Wed, Aug 25, 2021 at 7:23 AM

Deb,
Please see attached.

I would suggest that Lisa focus on working with Vanguard to review the data dictionary she was provided to map the conversion of your parcels. Dan's participation would also be beneficial since he works directly with ProVal and should be able to work with Lisa on the conversion. The attached recommendation should provide Vanguard with enough information to give you a cost estimate for sketching everything, lot sizing the residential using a front foot methodology and linking the residential dwellings to the pricing tables. The timing of getting on their schedule I believe is crucial as well. Maps for the lot sizing should be available from Story County. You will need to find out how Vanguard wants the information to be provided to them.

The condo's and cooperatives can be dealt with once you have as many of them combined into individual regimes as possible.

I also believe that converting from ProVal is the better option. Asking Vanguard to convert from both ProVal and Microsolve, in my opinion, inherently increases the risks and the costs unnecessarily. I assume you have already tasked staff with determining what data fields are contained in Microsolve that are not contained in ProVal. Additionally there will be some things that cannot be converted and will have to be managed manually after the conversion is completed. Lisa should have a good handle on this as you move through the process. I have already recommended to Lisa that she identify as many different types of residential and other properties as exists, such as a wood frame rambler, a wood frame two story, a brick story and a quarter etc. This then becomes the pool of parcels that are used to check the converted data. Staff will not be able to check every single parcel so having a subset of unique records that are checked each time the converted data is returned to you is critical to reducing errors and risk.

Thank you,
Jewels

--
Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa Department of Revenue
www.iowa.gov/tax | (515) 661-7240 | [Click here](#) to tell us about our customer service.

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Conversion High Level 08252021.docx
55K

Date: August 25, 2021

To: Deb Shildroth

From: J.G. Roisen, Division Administrator

RE: High level conversion and implementation of Vanguard CAMAVision

Obtain cost breakdown and timing from Vanguard for the recommendations contained in the table below. In the discussion with Vanguard ideally you would want to receive the final version of the converted records, sketches and lot sizing in the fall of 2022 or the winter of 2022. That way if there is time to do analysis in the new CAMA system there is a possibility that Vanguard CAMAVision could be used to produce valuations for 2023 assessment for residential. If not, the valuations can be trended based on sales ratio analysis for 2023 for all classes of property and the plan would be to use CAMAVision for the 2024 assessment. You will need to be in CAMAVision by 2024 to meet the state requirement for utilization of the 2020 Iowa Manual.

As noted previously in our discussions, having Vanguard staff sketch and link the diagrams to the pricing tables is the least risky option in a conversion from ProVal. Additionally the manner in which ProVal contains the sketch data is based on a horizontal pricing method while the Vanguard CAMAVision is based on a vertical pricing method. Therefore, the risk in a conversion of inaccuracies will be high because structurally the two systems are not compatible. Additionally, if sketches are converted they may reflect a diagram but the actual "blob" is not able to be linked to the pricing tables. Having each diagram sketched in CAMAVision allows for the system to actually calculate the square footage and then linking the sketch to the pricing tables assures that all aspects of the property characteristics are included in the calculated valuation. Converted diagrams may not actually calculate square footage and I believe the converted sketches cannot be linked to the pricing tables. This would need to be confirmed with Vanguard technical staff.

There are no sketches, photographs, or permit information and I believe notes or attachments contained in Microsolve. Therefore conversion of Microsolve data may not yield any real benefit. You will want to confirm all data fields that are contained in Microsolve that are not contained in ProVal and evaluate the benefit of the data and the cost to convert information which may or may not be beneficial in determining valuation. There will also likely be data fields that do not "fit" into the CAMAVision system and will most likely have to be reconsidered as to where the best "fit" is in the new system.

Parcel Breakdown	Parcel Counts		Notes Sketches	Notes Land
Residential (excluding condos)	Improved	11,861	Contract with Vanguard to sketch and link all improved residential parcels	Contract with Vanguard to lot size using front methodology for all residential parcels using maps and information from Story County GIS
	Unimproved	589		
Condos	Improved	8,085	Wait on any sketches of condo properties until responses from taxpayers and as many as possible are combined into a single parcel for individual condo regimes	Land should be converted from square footage once the combinations are completed.
	Unimproved	1		
Cooperatives	Improved	143	Treat in the same manner as Condos: contact owners of cooperatives to begin to combine individual parcels into a single parcel for each cooperative regime.	Treat in the same manner as condos
	Unimproved	2		
Greek Housing		43	Contract with Vanguard to sketch and link	Convert land square footage from ProVal
MultiResidential	Improved	236	Contract with Vanguard to sketch and link	Convert land square footage from ProVal
	Unimproved	6		
Dual-Classed: need breakdown of improved versus unimproved		42	Contract with Vanguard to sketch and price improved parcels	Convert land square footage from ProVal

Parcel Breakdown	Parcel Counts		Notes Sketches	Notes Land
Commercial (non-condo) Commercial condos	Improved	847	Contract with Vanguard to sketch but the pricing will need to be done in conjunction with training and analysis	Convert the square footage from ProVal or acres if that is what is available
	Unimproved	223		
		77		
Industrial	Improved	31	Treat in the same manner as commercial	Convert the square footage from ProVal
	Unimproved	6		
Agricultural Ag Dwellings		166	Contract with Vanguard to sketch and link for ag dwellings	Convert the acres from ProVal
		8		
100% Exempted	Improved	375	There are limited to no sketches of exempt property so conversion of square footage if available	Convert square footage of land if available
	Unimproved	203		
Additional dwellings (2 nd dwlg on parcel)		C: 1 M: 2 R: 16	Contract with Vanguard to sketch and link all second dwelling on a separate sketch	Assume the land has already been resolved in other categories as this is a second dwelling

Date: August 9, 2021

To: Ames City Assessor Staff

Re: Data request # 1 High level description and parcel counts

From: J.G. Roisen MA, CAE, Division Administrator Local Government Services

Due Date: Week of August 9th negotiate deadline and responsible party

Received: August 19, 2021

1. Data: please describe in this document and be prepared to discuss
 - a. High level view of how data is managed and processed
 - i. DOVs: **Appraisal Techs process page 1; Lisa batch processes page 2; Appraisal Techs do QC on page 2 (temporarily, until confident process is reliable); appraisers follow up on sale ratios below 85% and above 115%.**
 - ii. CAMA (and all associated data including photos, sketches): **Permits reacted to by appraisers, entering sketches and data. Currently, if photo is needed, appraiser tags it with a "Phot" memo. Currently utilizing Excel valuation sheet, based off of regression model. (Had planned to replicate model within Proval in order to price on the fly, but it was never done.) Photos periodically picked up by Temp, using Mobile Assessor tool and sync'd to Proval.**
 - iii. Permits/Inspections: **Lisa has process to import permits from Inspections' EnerGov permitting system. Appraisers work off of their list, highest dollar value to lowest dollar value.**
 - iv. Other if applicable: **Subdivisions, splits, merges processed by Dan using Excel worksheets and subsequently finished in Incode 10 and Proval.**
 - b. High level view of how data is integrated with tax administration. **Nightly SQL import of real estate file and linked to Access DB. Values and reconciliation are done in Incode 10, and final values and value types imported to Proval CAMA system.**

- c. High level view of how data is integrated with Beacon website. **Real estate data from Incode 10 updated to Schneider nightly. Proval data to Schneider weekly. Microsolve data (inventory and sales files) to Schneider monthly.**
 - i. Are there parcel records not presented on Beacon website; if so, how many?
I'm unaware of any active parcels not showing up on Beacon, but sometimes there are "tricks" to get some to display. Buildings on leased land (cell towers, billboards, some garages, etc.) will display if you know how Beacon works. Also, when parcels are being split/merged some portion of their data becomes orphaned, and it can be tricky to get the data, because the map is updated before there is data in the real estate system to match.
- d. High level view of how data is integrated with GIS. **Scott in the Auditor's office updates the map. Patti in the Auditor's office subsequently creates the parcels. Dan in our office finishes the splits/merges and enters the basic data into Proval. The Map IDs and Parcel IDs in the CAMA systems tie the data to the Map IDs and Parcel IDs in the GIS.**
- e. Total parcel count taxable: **22,095**
 - i. Improved: **21,296**
 - ii. Unimproved: **799**
- f. Total parcel count fully exempt: **578**
 - i. Improved: **147**
 - ii. Unimproved: **431**
- g. Software system summary: Please identify the vendor and describe briefly
 - i. CAMA: Microsolve-Retiring; Proval
 - ii. Tax Administration
 - iii. Mapping
 - iv. Website
 - v. Land Records
 - vi. Other?

Property Address / Property ID					
List Price or Cost / Builder (If NC)				Appraiser: Chris Bilsend Last updated / printed: 9/20/21 8:32 AM	
Date of Sale / Sale Price (If Sold)					
Sale Concessions Desc / Value					
Net Sale Price		\$ -			
		Characteristics		Coefficients	
Above Grade Living Area		0			
1st Floor SF				125.40	
2nd Floor SF				106.59	
Low Quality Finish SF				62.70	
Basement Area SF				18.81	
Basement Quality Rating				1.00	
Basement Exposure Rating				1.00	
Basement Finish Quality Ratings 1 & 2				1.00 1.00	
Basement Finished Areas 1 & 2 SF				25.30 1.00 1.00	
Building Type				-	
House Style				6.90	
Age (Year Built) / GLA		0		(8.01)	
Overall Quality				#N/A	
Overall Condition				#N/A	
Kitchen Quality				2,508 or 7,696 0	
Fireplaces (quantity / quality)				2,006 1.00	
Porches & Decks					
3-Season (SF)				20.88	
Enclosed (SF)				20.88	
Screened (SF)				10.44	
Open (SF)				8.35	
Deck (SF)				4.18	
Garages					
Attached (# cars / quality)				8,948 100%	
Detached (# cars / quality)				8,053 100%	
Built-In (# cars / quality)				4,474 100%	
Basement (# cars / quality)				6,711 100%	
2 Types (# cars / quality)				8,053 100%	
Miscellaneous (Desc / Value)					
Other (Desc / Value)					
Functional Obsolescence (Descr.) / 75% Value		Typical		#N/A 0%	
SubTotal of Improvement Characteristics					#N/A
Constant				53,457	
Subject Lot Size / Base Lot Size		#N/A		SF Difference: #N/A	
Sq Root Subj / Sq Root Base		-		#N/A 549.87 SqRt Diff: #N/A	
Neighborhood				#N/A	
Location_View Rating		#N/A		5,707	
Lot Shape		#N/A		(4,441)	
Lot Contour				0	
Lot Configuration				#N/A	
Land Slope		#N/A		(4,934)	
Land Detriment (Cause / Adj)		None		0	
Arterial Street Adjustment		None		(5,872)	
Feeder Street Adjustment		None		(4,674)	
Railroad Adjustment		None		(13,384) 0.00	
Positive Feature Adjustment1		None		4,846	
Positive Feature Adjustment2		None		27,960	
Economic Obsolescence (Descr.) / 25% Value		Typical		#N/A 0%	
SubTotal Land Characteristics					#N/A
x 2021 Trend					1.01
2022 Total Assessed Value (Land: 25%; Dwlg: 75%; Total)		#N/A		#N/A	
Comments:					

AV / Sale Ratio: #N/A
AV / Cost Ratio: #N/A

Permit Value
Land Sale
Total

Parcel ID	Address	Sale	Sale	Transfer	Assessed Year	#	Lot	Ttl Abv	Bsmt	Bsmt	Bsmt	Avg	Primary	Zoning		
901350240	325 SONDR OL AVE	\$100,000	6/3/2013	S	\$97,400	2004	0	17,195	2200	0	0	0	14	Service Garage	GI	Offices
10-07-175-010	3116 S DUFF AVE	\$1,340,000	8/9/2013	S	\$1,083,200	1997	0	148,512	30,644	0	0	0	16	Warehouse	HOC	Offices
09-14-200-025	238 ALEXANDER AVE	\$950,555	12/30/2010	S	\$733,600	1992	0	93,987	16,700	0	0	0	16	Stg Warehouse	GI	Office / Reta
09-11-380-050	2701 FORD ST	\$750,000	5/31/2012	S	\$616,500	1988	0	191,286	18,800	0	0	0	20	Light Warehouse	GI	Retail/Offi ce

#####	325 SONDR OL AVE													Service Garage	GI	
#####	AMES IA 50010	\$100,000	6/3/2013	S	\$97,400	2004	0	17,195	2,200	0	0	0	14	Service Garage	GI	
#####	212 SONDR OL AVE													Service Garage	GI	
#####	AMES IA 50010	\$51,899	4/9/2015	X	\$114,800	1988	0	14,475	3,840	0	0	0	14	Service Garage Genera	GI	
#####	910 N 4TH ST AMES IA													Comm ercial	HOC	
#####	50010	\$36,416	12/19/2012	X	\$39,100	1983	0	15,564	3,360	0	0	0	9	Comm ercial	HOC	

#	\$/MO	Total	\$/SF			
1 bdrm	0	525	0	1500	12	18000
2 bdrm	1	1000	1000			9.50872
3 bdrm	0	0	0			
	1525	1000	0.92166			

#	\$/MO	Total	\$/SF
1 bdrm	1	525	525
2 bdrm	3	650	1950
3 bdrm	0	0	0
	1175	2475	2.28111

INCOME APPROACH

Potential Gross Income		% EGI	\$ / S.F.
Comm	1,893 Sq. Ft. @ \$9.51 Per Sq. Ft. is \$18,000		\$18,000
Comm	0 Sq. Ft. @ \$15.00 Per Sq. Ft. is \$0		\$0
Apartment	1,085 Sq. Ft. @ \$0.92 Per Sq. Ft. is \$12,000		\$12,000
Total	2,978		30,000
Vacancy and Collection Loss	5.0%		900
Effective Gross Income		100.0%	\$9.03
Fixed Expenses			
Taxes	In Cap \$0	0.0%	\$0.00
Insurance	\$1,000	5.8%	\$0.53
Total Fixed Expenses	\$1,000	5.8%	\$0.53
Variable Expenses			
Utilities	\$1,000	5.8%	\$0.53
Repairs and Maintenance	\$1,000	5.8%	\$0.53
Management	5.00% 855	5.0%	\$0.45
Reserves	2.00% 342	2.0%	\$0.18
Total Variable Expenses	\$3,197	18.7%	
Total Expenses			\$4,197 24.5% \$2.22
Net Operating Income		75.5%	\$6.83

Base 8.00%
 3.24% Tax Constant 0.16%
 \$12,903 Capitalized @ 8.16% is \$158,090
 Rounded To \$160,000
 Both approaches \$180,000

INCOME APPROACH Commercial

Potential Gross Income		% EGI	\$ / S.F.
Comm	1,893 Sq. Ft. @ \$9.51 Per Sq. Ft. is \$18,000		\$18,000
Comm	0 Sq. Ft. @ \$15.00 Per Sq. Ft. is \$0		\$0
Apartment	0 Sq. Ft. @ \$0.00 Per Sq. Ft. is \$0		\$0
Total	1,893		18,000
Vacancy and Collection Loss	5.0%		900
Effective Gross Income		100.0%	\$9.03
Fixed Expenses			
Taxes	In Cap \$0	0.0%	\$0.00
Insurance	\$1,000	5.8%	\$0.53
Total Fixed Expenses	\$1,000	5.8%	\$0.53
Variable Expenses			
Utilities	\$1,000	5.8%	\$0.53
Repairs and Maintenance	\$5,000	29.2%	\$2.64
Management	5.00% 855	5.0%	\$0.45
Reserves	2.00% 342	2.0%	\$0.18
Total Variable Expenses	\$7,197	42.1%	
Total Expenses			\$8,197 47.9% \$4.33
Net Operating Income		52.1%	\$4.70

Base 8.00%
 3.24% Tax Constant 0.16%
 \$8,903 Capitalized @ 8.16% is \$109,081
 Rounded To \$110,000

INCOME APPROACH Apt

Potential Gross Income		% EGI	\$ / S.F.
Comm	0 Sq. Ft. @ \$15.00 Per Sq. Ft. is \$0		\$0
Comm	0 Sq. Ft. @ \$15.00 Per Sq. Ft. is \$0		\$0
Apartment	1,085 Sq. Ft. @ \$0.92 Per Sq. Ft. is \$12,000		\$12,000
Total	1,085		12,000
Vacancy and Collection Loss	5.0%		600
Effective Gross Income		66.7%	\$10.51
Fixed Expenses			
Taxes	In Cap \$0	0.0%	\$0.00
Insurance	\$1,000	5.8%	\$0.53
Total Fixed Expenses	\$1,000	5.8%	\$0.53
Variable Expenses			
Utilities	\$500	2.9%	\$0.26
Repairs/Maintenance/Advertising	5.00% \$570	5.0%	\$0.30
Management	5.00% \$570	3.3%	\$0.30
Reserves	2.00% 342	2.0%	\$0.18
Total Variable Expenses	\$1,982	11.6%	
Total Expenses			\$2,982 17.4% \$1.58
Net Operating Income		49.2%	\$4.45

Base 8.00%
 3.24% Tax Constant 3.24%
 \$8,418 Capitalized @ 11.24% is \$74,920
 Rounded To \$70,000

2015 Assessed Value Worksheet

Item	Size	Rank	Year	Cond	Repl Value	Phys. Depr.	Physical Val.	Obscl.	Estimated Value		
4s Apts/Retail	17,550	110	2015	Full	1,930,500	0%	1,930,500	0%	1,930,500		0.55
Paved Parking	-	0.00			0	0%	0	0%	0		
Paved Parking	-	0.00			0	0%	0	0%	0		
									2015 Impr value:	1,930,500	
New Apartment Building							2019		Partial 2020		
09-09-128-040							LV \$90,900		90,900	0	
2520 Chamberlain							BV \$470,900		470,900	0	
							DV 1,793,760		1,528,000	265,760	Reval
							TV \$2,355,560		2,089,800	-265,760	
							Access				
									1,998,900	1,998,900	
							ProVal				
							Incode				

% Increase (Decrease)	0.00%	43831	40036	40036	40101	40036
	0.00009%	3735		3735	3730	3795
		0.00%	0.00%	0.00%	0.00%	0.00%

Sales Comparison Approach

Address	Subject	Sale # 1		Sale # 2		Sale # 3		Sale # 4		Sale # 5		Sale # 6	
		219 Washington ave	216224 S Kellogg Ave	219 S Sherman Ave	219 S Sherman Ave	1419 Walton Dr	216224 S Kellogg Ave	219 S Sherman Ave	219 S Sherman Ave	1419 Walton Dr	219 S Sherman Ave	219 S Sherman Ave	1419 Walton Dr
Item	Data	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.
Sale (Appraisal) Date	1/1/2020	8/11/2009		8/11/2009		10/15/2009		8/11/2009		8/11/2009		10/15/2009	
Cash Equivalent S.P.	\$0	\$ 1,000,000		\$ 787,313		\$ 810,000		\$1,000,000		\$ 787,313		\$ 810,000	
Units		5	16	14		12		16		14		12	
Sale Price Per Unit	N/A		\$62,500		\$56,237		\$67,500		\$62,500		\$56,237		\$67,500
% Adj. for Market Conditions	N/A		0%		0%		0%		0%		0%		0%
Sale Price Per Unit	N/A		\$62,500		\$56,237		\$67,500		\$62,500		\$56,237		\$67,500
Adj. for Market Conditions	N/A												
Other Adjustments:													
Location	Good	Similar		Similar		Similar		Similar		Similar		Similar	
Size	5	16		14		12		16		14		12	
Age/Condition	15 Yrs / Avg +	36 Yrs / Avg -		36 Yrs / Avg -		3 Yrs / Avg +		15 Yrs / Avg		3 Yrs / Avg		15 Yrs / Avg	
Land/Building Ratio	3.16	1.95	11%	1.50	19%	3.01	2%	1.95	11%	1.50	19%	3.01	2%
Quality/Finish	Avg	Similar		Inferior		Superior		Inferior		Superior		Inferior	
Garages Per Unit	1.00	-	2%	-	2%	-	2%	-	2%	-	2%	-	2%
Floor Area Per Unit	646	841	-11%	937	-18%	979	-17%	841	-11%	937	-18%	979	-17%
Classification Adj.	Residential	Similar		Comm		Similar		Similar		Similar		Similar	
Net Adjustment	N/A		2%		3%		-14%		2%		3%		-14%
Indicated Unit Value	N/A		\$64,015		\$58,070		\$58,280		\$64,015		\$58,070		\$58,280

Garage Inc
40 MO
12 # Units
480
360 Vac
0.25
0.65 Exp
234 NOI
0.092374 CAP
\$2,533 Est Value

Indicated Value for Subject	5 Units @	\$58,280	Per Unit	\$291,401		\$0	Median	\$58,280
	Rounded to:			\$290,000		\$0	Mean	\$60,122

SPSF	74.36	60.01	68.93	74.36	60.01	68.93	Median	\$68.9303
Land-to-building ratio	3.16	1.95	1.50	3.01	1.95	1.50		
Difference in size		1.21	1.66	0.15	1.21	1.66		
x Land SPSF	\$6.82	\$8.29	\$11.33	\$1.03	\$8.29	\$11.33		
Divided by SPSF of Comp.		11%	19%	2%	11%	19%		

\$64,015.17	0.1	6401.517
\$58,070.21	0.1	5807.021
\$58,280.26	0.4	23312.1
\$64,015.17	0.4	25606.07
	1	61126.71

SF Adj	646	841	937	979	841	937	979
Diff		(195)	(291)	(334)	(195)	(291)	(334)
SF value	\$34.47	(6,717)	(10,046)	(11,499)	(6,717)	(10,046)	(11,499)
% Adj		-11%	-18%	-17%	-11%	-18%	-17%
Garage Adj	1.00	-	-	-	-	-	-
Diff		1.00	1.00	1.00	1.00	1.00	1.00
Unit value	\$2,533	2,533.19	2,533.19	2,533.19	2,533.19	2,533.19	2,533.19
% Adj		2%	2%	2%	2%	2%	2%

Parcel ID Number (or 1st Condo Parcel ID #)	Map Reference Number	Address	Additional Parcels Included in Sale	Seller	Buyer	Instrument Type	Instrument Number	Sale Date	Sale Price (\$)	Assessed Value (\$)	Sales Ratio (%)	Sale Price Per Sq. Foot (of Bldg)	Land Area in Square Feet	Building Area in Square Feet	Zoning	Year Built	# of Apts or Condo Units Sold	Conversion or Condo Bldg?	Building Condition
09-11-129-300	09-11-129-145	216/224 S Kellogg Ave	09-11-129-305 thru 09-11-129-375	Pin Oaks, LC	Pin & Bur Oak, LLC	WRD	09-12081	08-11-2009	\$ 1,000,000	\$ 1,432,200	143.2%	\$ 74.36	26,160	13,448	S-SMD	1995	16	Condo	Avg
09-11-129-225	09-11-129-065	219 S Sherman Ave	09-11-129-230 thru 09-11-129-290	Pin Oaks, LC	South Sherman 219, LC	WRD	09-12084	08-11-2009	\$ 787,313	\$ 1,126,700	143.1%	\$ 60.01	19,680	13,119	S-SMD	1996	14	Condo	Avg
09-08-386-400	09-08-384-070	1419 Walton Dr	09-08-386-405 thru 09-08-386-455	Milliken Construction, Inc.	Oakview Apartments, LC	CWRD	09-13630	10-15-2009	\$ 810,000	\$ 980,900	121.1%	\$ 68.93	35,350	11,751	RH	2006	12	Condo	Avg
09-11-129-300	09-11-129-145	216/224 S Kellogg Ave	09-11-129-305 thru 09-11-129-375	Pin Oaks, LC	Pin & Bur Oak, LLC	WRD	09-12081	08-11-2009	\$ 1,000,000	\$ 1,432,200	143.2%	\$ 74.36	26,160	13,448	S-SMD	1995	16	Condo	Avg
09-11-129-225	09-11-129-065	219 S Sherman Ave	09-11-129-230 thru 09-11-129-290	Pin Oaks, LC	South Sherman 219, LC	WRD	09-12084	08-11-2009	\$ 787,313	\$ 1,126,700	143.1%	\$ 60.01	19,680	13,119	S-SMD	1996	14	Condo	Avg
09-08-386-400	09-08-384-070	1419 Walton Dr	09-08-386-405 thru 09-08-386-455	Milliken Construction, Inc.	Oakview Apartments, LC	CWRD	09-13630	10-15-2009	\$ 810,000	\$ 980,900	121.1%	\$ 68.93	35,350	11,751	RH	2006	12	Condo	Avg

Included in Section 2 Floor: 1 Use: OFFSHELL MS OCC: 492 Shell, Office Bldg
 Included in Section 3 Floor: 1 Use: WHSEDISC MS OCC: 458 Discount Warehouse Store

Section Item Description Units Cost Total Percent

M & S Cost Database Date: 10/2019

1	Base Cost	11467.000	102.88	1179725.00	
1	Exterior Walls	11468.000	20.60	236298.00	
1	Sprinklers	22935.000	3.99	91511.00	
1	Basic Structure Cost	11467.000	131.47	1507534.00	
2	Base Cost	11468.000	54.08	620189.00	
2	Exterior Walls	11468.000	20.82	238764.00	
2	Sprinklers	22935.000	4.07	93345.00	
2	Basic Structure Cost	11468.000	83.04	952298.00	
2	Physical	0.000	0.00	9523.00	1.00
2	Depreciated Cost	11468.000	82.21	942775.00	
3	Base Cost	177201.000	34.33	6083310.00	
3	Exterior Walls	177201.000	16.62	2945081.00	
3	Heating & Cooling	177201.000	6.38	1130542.00	
3	Sprinklers	177201.000	2.13	377438.00	
3	Basic Structure Cost	177201.000	59.46	10536371.00	
3	Physical	0.000	0.00	210728.00	2.00
3	Depreciated Cost	177201.000	58.27	10325643.00	
Total	Base Cost	200136.000	39.39	7883224.00	
Total	Exterior Walls	200137.000	17.09	3420143.00	
Total	Heating & Cooling	177201.000	6.38	1130542.00	
Total	Sprinklers	223071.000	2.52	562294.00	
Total	Basic Structure Cost	200136.000	64.94	12996203.00	
Total	Physical	0.000	0.00	220251.00	1.69
Total	Depreciated Cost	200136.000	63.84	12775952.00	
Total	Rounded Total	0.000	0.00	12776000.00	

Total Exterior Features Value 0
 Depreciated Ext Features 0

Total Before Adjustments 12776000
 Neighborhood Adjustment 0 0.00
 TOTAL VALUE 12776000

ID	Type	Year Built	Eff Year	Cond	Grade	Base Rate	Adj Rate	Amount	Phys Depr	Func Depr	Econ Depr	Mkt RDF	Loc Adj	% Comp	Value
C	WHSEDI SC	2018	2018	AV	AV	0	0	\$0	0%	0%	0%	-	0	100%	\$12,776,000
	1 MEZZUF	2018	2018	AV	AV+	19.49	21.44	\$916,840	7%	0%	0%	-	100	100%	\$852,700
	2 PAVING	2018	2018	AV	AV	3.98	3.98	\$1,626,430	7%	0%	0%	-	100	100%	\$1,512,600
	3 SHED	2018	2018	AV	AV	11.65	11.65	\$570,910	7%	0%	0%	-	100	100%	\$531,000
	4 FENCEW	2019	2019	AV	VG	19.45	31.12	\$38,740	2%	0%	0%	-	100	100%	\$38,000
	5 FENCE	2019	2019	AV	G	27	35.1	\$7,200	2%	0%	0%	-	100	100%	\$7,100

\$15,717,400

ASSESSMENT YR / ADD YR: 2019 TRANSACTION TYPE: Reconfigure SD NAME & ADD: N/A

DELETE PARCELS												
Property ID	Legal Description		Tax Dist	House #	Street	Zoning	2018 PCC (Alt)	Land Area SF	2018 Land Value	2018 Bldg Value	2018 Total Value	L = Plat P = Partial F = Full
09-13-200-050	Lot 2	Section 13 Township 83 Range 24 Deery SD	01	1810	SE 16th St	HOC O-GSE	300 (C010)	120,474	\$ 867,400	\$ -	\$ 867,400	F
09-13-200-100	Lot 3	Section 13 Township 83 Range 24 Deery SD	01	1920	SE 16th St	HOC O-GSE	300 (C010)	145,546	\$ 1,205,100	\$ -	\$ 1,205,100	F
Totals (Delete)			01					266,020	\$ 2,072,500	\$ -	\$ 2,072,500	

ADD PARCELS												ProVal Land Entries				MicroSolve Entries								
Property ID	Legal Description		Tax Dist	House #	Street	Zoning	2019 PCC (Alt)	Land Area SF	2018 Pro-Rate Land Value	2018 Pro-Rate Bldg Value	2018 Pro-Rate Total Value	2019 Land Value	2019 Bldg Value	2019 Total Value	L = Plat P = Partial F = Full	Site Characteristics	Land Type	Front	Depth	Lot Config	Shape	Land Contour/Slope	Land Rate	View
09-13-200-060	Parcel A	Section 13 Township 83 Range 24 Deery SD Lots 2 & 3 Slide 618 Pg 1	01	1810	SE 16th St	HOC O-GSE	300 (C010)	198,089	##### #	\$ -	\$ 1,543,300			\$ -	F	Static Sidewalk Street: Paved Topo: Level All Utilities	CA	466.60	Effective 383.93					
09-13-200-080	Parcel B	Section 13 Township 83 Range 24 Deery SD Lot 3 Slide 618 Pg 1	01	1920	SE 16th St	HOC O-GSE	300 (C010)	67,931	\$ 529,200	\$ -	\$ 529,200			\$ -	F	Static Sidewalk Street: Paved Topo: Level All Utilities	CJ	275.22	Effective 250.67					
Totals (Add)			01					266,020	##### #	\$ -	\$ 2,072,500	\$ -	\$ -	\$ -										

ProVal Effective Date:	10-04-2018
ProVal Plat Book	000018
ProVal Plat Page	009189
ProVal Nbh:	309 C/I: East Ames
Zip Code	50010
Plat to Market Yr:	0000

Owner:	DEERY, DEERY & DEERY LLC 7404 UNIVERSITY AVE PO BOX 547 CEDAR FALLS, IA 50613
Assoc. Name:	JEFFREY ZAPUTIL

Note 1:	Reconfigured parcels due to new survey. Instrument #2018-09189
Note 2:	No changes in value for 2018 due to reconfiguration. Need to revalue for 2019 assessment.
Note 3:	Need New BPTC Application due to change in legal description
Note 4:	
Note 5:	

INCOME APPROACH

				% EGI	\$ / S.F.
Potential Gross Income					
200,136	Sq. Ft. @	\$7.00	Per Sq. Ft. is	\$1,400,952	
Vacancy and Collection Loss				5.0%	<u>70,048</u>
Effective Gross Income				100.0%	\$6.65
Fixed Expenses					
Taxes	In Cap	\$0		0.0%	\$0.00
Insurance		<u>\$1,000</u>		0.1%	\$0.00
Total Fixed Expenses				\$1,000	0.1%
Variable Expenses					
Utilities		\$1,000		0.1%	\$0.00
Repairs and Maintenance		\$1,000		0.1%	\$0.00
Management	5.00%	66,545		5.0%	\$0.33
Reserves	2.00%	<u>26,618</u>		2.0%	\$0.13
Total Variable Expenses				\$95,163	7.2%
Total Expenses				<u>\$96,163</u>	7.2%
Net Operating Income				92.8%	\$6.17

115904.3
0.579128

Base 8.00%
3.15% Tax Constant 0.14%
\$1,234,741 Capitalized @ 8.14% is \$15,165,364
Rounded To \$15,170,000

Mortgage/Equity

Mortgage Ratio		75.00%		
Equity Ratio		25.00%		
Mortgage Interest Rate		6.75%		
Mortgage Amortization		20		
Equity Div. Rate (Low)		7.00%		
Equity Div. Rate (High)		9.00%		
0.75 (Mortgage Ratio)	*	0.0912 (Mortgage Constant)	=	0.0684
0.25 (Equity Ratio)	*	0.0700 (Eq. Div. Rate)	=	0.0175
Indicated Overall Capitalization Rate				0.0859
0.75 (Mortgage Ratio)	*	0.0912 (Mortgage Constant)	=	0.0684
0.25 (Equity Ratio)	*	0.0900 (Eq. Div. Rate)	=	0.0225
Indicated Overall Capitalization Rate				0.0909

2019 Assessed Value Worksheet

Item	Size	Rank	Year	Cond	Repl Value	Phys. Depr.	Physical Val.	Obscl.	Estimated Value		
2s Fr Apts	7,915	115	2019		910,225	0%	910,225	0%	910,200		0.55
FR Garges	2,200	23.18	2019		51,000	0%	51,000	0%	51,000		
Paved Parking	-	3.75	2017		0		#VALUE!	0%	0		
									0		
							2020 Impr value:		961,200		
New Apts							Partial 2020		Partial 2020		
09-21-260-060						LV	\$88,000		88,000	0	Rev
3425 Aurora ave						BV	\$665,000		964,000	299,000	NC
						TV	\$753,000		1,052,000	299,000	
							ProVal				
							Tyler		3/20/2020		

% Increase (Decrease)	0.00%	43831	41428	41495	40542	41060
	0.00000%		2403	2336	3289	2771
			0.00%	0.00%	0.00%	0.00%

Sales Comparison Approach

Address	Subject	Sale # 1			Sale # 2		Sale # 3		Sale # 4	
		325 SONDROL AVE	3116 S DUFF AVE	238 ALEXANDER AVE	2701 FORD ST					
Item	Data	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.	
Sale (Appraisal) Date	1/1/2020	6/3/2013		8/9/2013		12/30/2010		5/31/2012		
Cash Equivalent S.P.	\$0	\$100,000		\$1,340,000		\$950,555		\$750,000		
S.F. Area	7,915	2,200		30,644		16,700		18,800		
Sale Price Per Sq. Ft.	N/A		\$45.45		\$43.73		\$56.92		\$39.89	
% Adj. for Market Conditions	N/A		0%		0%		0%		0%	
Sale Price Per S.F.	N/A		\$45.45		\$43.73		\$56.92		\$39.89	
Adj. for Market Conditions	N/A									
Other Adjustments:										
Location	Good	Similar		Superior	-5%	Similar		Similar		
Size	7,915	2,200		30,644		16,700		18,800		
Age/Condition	11 Yrs / Avg	14 Yrs / Avg	2%	14 Yrs / Avg	2%	18 Yrs / Avg	4%	24 Yrs / Avg	10%	
Land/Building Ratio	2.77	7.82	-33%	4.85	-14%	5.63	-15%	10.17	-56%	
Quality/Finish	Avg	Similar		Similar		Similar		Superior		
Site Improvements	Avg	Similar		Similar		Similar		Similar		
Other	0									
Net Adjustment	N/A		-32%		-18%		-12%		-46%	
Indicated S.F. Value	N/A		\$30.91		\$35.93		\$50.28		\$21.54	

Indicated Value for Subject 7,915 Sq. Ft. @ \$110.00 Per Sq. Ft. \$870,650 Median \$33.42
 Rounded to: \$870,000 Mean \$34.67

Land-to-building ratio	2.77	7.82	4.85	5.63	10.17
Difference in size		(5.05)	(2.08)	(2.86)	(7.41)
x Land SPSP	\$4.02	(\$20.30)	(\$8.36)	(\$11.50)	(\$29.78)
Divided by SPSP of Comp.		-45%	-19%	-20%	-75%

\$30.91	0.1	3.0908
\$35.93	0.1	3.59279
\$50.28	0.4	20.1138
\$21.54	0.4	8.61762
	1	35.415

Parcel ID Address Sale Sale Transfer Assessed Year # Lot Ttl Abv Bsmt Bsmt Bsmt Avg Primary Zoning

10-06-350-010	901350240	325 SONDROL AVE	\$100,000	6/3/2013	S	\$97,400	2004	0	17,195	2200	0	0	0	14	Service Garage	GI	Offices	Below Average		?	N	0.00	#####		
10-07-175-010		3116 S DUFF AVE	\$1,340,000	8/9/2013	S	\$1,083,200	1997	0	148,512	30,644	0	0	0	16	Warehouse	HOC	Offices	Average		Y	Y	1	0.00	#####	
09-14-200-025	09-14-200-025	238 ALEXANDER AVE	\$950,555	12/30/2010	S	\$733,600	1992	0	93,987	16,700	0	0	0	16	Stg Warehouse	GI	Office / Retail	Average	Owner occupied	Y	Y	1	0%	0%	##### 06-10114
09-11-380-050	09-11-380-050	2701 FORD ST	\$750,000	5/31/2012	S	\$616,500	1988	0	191,286	18,800	0	0	0	20	Light Warehouse	GI	Retail/Office	Average	Sale was comprised of 2 transfers of \$690,000 each						

#	SOND	#	#	#	#	#	#	#	#	#	#	#	#	#	#	Service	
#	ROL	#	#	#	#	#	#	#	#	#	#	#	#	#	#	ce	
#	AVE	#	#	#	#	#	#	#	#	#	#	#	#	#	#	Gara	
#	AMES	#	#	#	#	#	#	#	#	#	#	#	#	#	#	ge	GI
#	IA	#	#	S	#	2004	0	#	#	0	0	0	0	14			
#	SOND	#	#	#	#	#	#	#	#	#	#	#	#	#	#	Service	
#	ROL	#	#	#	#	#	#	#	#	#	#	#	#	#	#	ce	
#	AVE	#	#	#	#	#	#	#	#	#	#	#	#	#	#	Gara	GI
#	AMES	#	#	#	#	#	#	#	#	#	#	#	#	#	#	ge	
#	IA	#	#	X	#	1988	0	#	#	0	0	0	0	14		ral	
#	4TH	#	#	#	#	#	#	#	#	#	#	#	#	#	#	Com	
#	ST	#	#	#	#	#	#	#	#	#	#	#	#	#	#	merci	
#	AMES	#	#	#	#	#	#	#	#	#	#	#	#	#	#	al	HOC
#	IA	#	#	X	#	1983	0	#	#	0	0	0	0	9			

% Increase (Decrease)	0.00%	43831	40036	40036	40101	40036
	0.00009%		37395	37395	37395	37395
		0.00%	0.00%	0.00%	0.00%	0.00%

Sales Comparison Approach

Address	Subject	Sale # 1		Sale # 2		Sale # 3		Sale # 4		Sale # 5		Sale # 6	
		216/224 S Kellogg Ave		219 S Sherman Ave		1419 Walton Dr		216/224 S Kellogg Ave		219 S Sherman Ave		1419 Walton Dr	
Item	Data	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.	Data	Adj.
Sale (Appraisal) Date	1/1/2020	8/11/2009		8/11/2009		10/15/2009		8/11/2009		8/11/2009		10/15/2009	
Cash Equivalent S.P.	\$0	\$ 1,000,000		\$ 787,313		\$ 810,000		\$ 1,000,000		\$ 787,313		\$ 810,000	
Units	8	16		14		12		16		14		12	
Sale Price Per Unit	N/A	\$62,500		\$56,237		\$67,500		\$62,500		\$56,237		\$67,500	
% Adj. for Market Conditions	N/A	0%		0%		0%		0%		0%		0%	
Sale Price Per Unit Adj. for Market Conditions	N/A	\$62,500		\$56,237		\$67,500		\$62,500		\$56,237		\$67,500	
Other Adjustments:													
Location	Good	Similar		Similar		Similar		Similar		Similar		Similar	
Size	8	16		14		12		16		14		12	
Age/Condition	15 Yrs / Avg	36 Yrs / Avg	4%	36 Yrs / Avg	8%	3 Yrs / Avg	3.01	15 Yrs / Avg	1.95	3 Yrs / Avg	1.50	15 Yrs / Avg	3.01
Land/Building Ratio	2.77	1.95		1.50		3.01		1.95		1.50		3.01	
Quality/Finish	Avg	Similar		Inferior		Superior		Superior		Inferior		Superior	
Garages Per Unit	1.00	-	2%	-	2%	-	2%	-	2%	-	2%	-	2%
Floor Area Per Unit	989	841	8%	937	3%	979	1%	841	8%	937	3%	979	1%
Classification Adj.	Residential	Similar		Comm		Similar		Similar		Similar		Similar	
Net Adjustment	N/A	15%		14%		1%		15%		14%		1%	
Indicated Unit Value	N/A	\$71,670		\$64,074		\$68,162		\$71,670		\$64,074		\$68,162	

Indicated Value for Subject	8 Units @	\$125,000	Per Unit	\$1,000,000			Median	\$68,162	
	Rounded to:			\$1,000,000			Mean	\$67,969	
	SPSF	74.36	60.01	68.93	74.36	60.01	68.93	Median	\$68.9303

Land-to-building ratio	2.77	1.95	1.50	3.01	1.95	1.50	3.01
Difference in size		0.82	1.27	(0.24)	0.82	1.27	(0.24)
x Land SPSF	\$4.02	\$3.30	\$5.09	(\$0.97)	\$3.30	\$5.09	(\$0.97)
Divided by SPSF of Comp.		4%	8%	-1%	4%	8%	-1%

\$71,670.42	0.1	7167.042
\$64,074.63	0.1	6407.463
\$68,162.06	0.4	27264.82
\$71,670.42	0.4	28668.17
	1	69507.44

SF Adj	989	841	937	979	841	937	979
Diff		149	52	10	149	52	10
SF value	\$34.47	5,131	1,803	349	5,131	1,803	349
% Adj		8%	3%	1%	8%	3%	1%
GarageAdj	1.00	-	-	-	-	-	-
Diff		1.00	1.00	1.00	1.00	1.00	1.00
Unit value	\$2,533	2,533.19	2,533.19	2,533.19	2,533.19	2,533.19	2,533.19
% Adj		2%	2%	2%	2%	2%	2%

Garage Inc
40 MO
12 # Units
480
0.25 Vac
360
0.65 Exp
234 NOI
0.092374 CAP
\$2.533 Est Value

Parcel ID Number (or 1st Condo Parcel ID #)	Map Reference Number	Address	Additional Parcels Included in Sale	Seller	Buyer	Instrument Type	Instrument Number	Sale Date	Sale Price (\$)	Assessed Value (\$)	Sales Ratio (%)	Sale Price Per Sq. Foot (of Bldg)	Land Area in Square Feet	Building Area in Square Feet	Zoning	Year Built	# of Apts or Condo Units Sold	Conversion or Condo Bldg?	Building Condition
09-11-129-300	09-11-129-145	216/224 S Kellogg Ave	09-11-129-305 thru 09-11-129-375	Pin Oaks, LC	Pin & Bur Oak, LLC	WRD	09-12081	08-11-2009	\$ 1,000,000	\$ 1,432,200	143.2%	\$ 74.36	26,160	13,448	S-SMD	1995	16	Condo	Avg
09-11-129-225	09-11-129-065	219 S Sherman Ave	09-11-129-230 thru 09-11-129-290	Pin Oaks, LC	South Sherman 219, LC	WRD	09-12084	08-11-2009	\$ 787,313	\$ 1,126,700	143.1%	\$ 60.01	19,680	13,119	S-SMD	1996	14	Condo	Avg
09-08-386-400	09-08-384-070	1419 Walton Dr	09-08-386-405 thru 09-08-386-455	Milliken Construction, Inc.	Oakview Apartments, LC	CWRD	09-13630	10-15-2009	\$ 810,000	\$ 980,900	121.1%	\$ 68.93	35,350	11,751	RH	2006	12	Condo	Avg
09-11-129-300	09-11-129-145	216/224 S Kellogg Ave	09-11-129-305 thru 09-11-129-375	Pin Oaks, LC	Pin & Bur Oak, LLC	WRD	09-12081	08-11-2009	\$ 1,000,000	\$ 1,432,200	143.2%	\$ 74.36	26,160	13,448	S-SMD	1995	16	Condo	Avg
09-11-129-225	09-11-129-065	219 S Sherman Ave	09-11-129-230 thru 09-11-129-290	Pin Oaks, LC	South Sherman 219, LC	WRD	09-12084	08-11-2009	\$ 787,313	\$ 1,126,700	143.1%	\$ 60.01	19,680	13,119	S-SMD	1996	14	Condo	Avg
09-08-386-400	09-08-384-070	1419 Walton Dr	09-08-386-405 thru 09-08-386-455	Milliken Construction, Inc.	Oakview Apartments, LC	CWRD	09-13630	10-15-2009	\$ 810,000	\$ 980,900	121.1%	\$ 68.93	35,350	11,751	RH	2006	12	Condo	Avg

Mortgage/Equity

Mortgage Ratio				75.00%
Equity Ratio				25.00%
Mortgage Interest Rate				6.75%
Mortgage Amortization				20
Equity Div. Rate (Low)				7.00%
Equity Div. Rate (High)				9.00%
0.75 (Mortgage Ratio)	*	0.0912 (Mortgage Constant)	=	0.0684
0.25 (Equity Ratio)	*	0.0700 (Eq. Div. Rate)	=	0.0175
Indicated Overall Capitalization Rate				0.0859
0.75 (Mortgage Ratio)	*	0.0912 (Mortgage Constant)	=	0.0684
0.25 (Equity Ratio)	*	0.0900 (Eq. Div. Rate)	=	0.0225
Indicated Overall Capitalization Rate				0.0909

INCOME APPROACH

Potential Gross Income				% EGI	\$ / S.F.
7,915 Sq. Ft. @	\$1.25	Per Sq. Ft. is			\$115,200
Vacancy and Collection Loss		5.0%			<u>\$,760</u>
Effective Gross Income				100.0%	\$109,440
Fixed Expenses					
Taxes In Cap		\$0		0.0%	\$0.00
Insurance		<u>\$1,000</u>		0.9%	\$0.13
Total Fixed Expenses		\$1,000		0.9%	\$0.13
Variable Expenses					
Utilities		\$6,720		6.1%	\$0.85
Repairs and Maintenance		\$1,000		0.9%	\$0.13
Management	5.00%	5,472		5.0%	\$0.69
Reserves	2.00%	<u>2,189</u>		2.0%	\$0.28
Total Variable Expenses		\$15,381		14.1%	
Total Expenses		<u>\$16,381</u>		15.0%	\$2.07
Net Operating Income		\$93,059		85.0%	\$11.76

\$118,725.00
115904.28
14.6436235

Base 6.50%
0.0174 Tax Constant 0.0174
\$93,059 Capitalized @ 8.24% is \$1,129,894
Rounded To \$1,130,000

	SF	# Beds	month			
Unit 101	763	1	700	700		
Unit 102	694	1	700	700		
Unit 103	1054	2	850	1700		
Unit 104	1054	2	850	1700		
Unit 201	763	1	700	700		
Unit 202	763	1	700	700		
Unit 203	1116	2	850	1700		
Unit 204	1116	2	850	1700		
Net	7323	12	9600	115200	1.213193	

ADD PARCELS															ProVal Land Entries							
Property ID	Legal Description		Tax Dist	House #	Street	Zoning	2019 PCC (Alt)	Land Area SF	2018 Pro-Rate Land Value	2018 Pro-Rate Bldg Value	2018 Pro-Rate Total Value	2019 Land Value	2019 Bldg Value	2019 Total Value	L = Plat P = Partial F = Full	Site Characteristics	Land Type	Front	Depth	Gross Acres	ROW Acres	Net Acres
10-05-300-110	Pt of Parcel H	Section 05 Township 83 Range 23 SW 5-83-23 & S1/2 NW 5-83-23 Lying S of RR ROW Slide 604 Pg 6	02	3399	E Lincoln Way	PI	10 (A 100)	262,120	\$ 12,100	\$ -	\$ 12,100			\$ -	F		8			6.02	0.00	6.02
10-05-300-120	Parcel J	Section 05 Township 83 Range 23 5-83-23 SW Lying S of RR ROW & S1/2 NW Lying S of RR ROW Slide 604 Pg 6	02	4199	E Lincoln Way	A	10 (A 100)	1,877,444	\$ 86,500	\$ -	\$ 86,500			\$ -	F		8			43.10	0.00	43.10
10-05-300-225	Parcel K	Section 05 Township 83 Range 23 5-83-23 SW Lying S of RR ROW & S1/2 NW Lying S of RR ROW Slide 604 Pg 6	02	4399	E Lincoln Way	A	10 (A 100)	1,364,379	\$ 62,800	\$ -	\$ 62,800			\$ -	F		8			31.32	0.00	31.32
Totals (Add)			02					3,503,943	\$ 161,400	\$ -	\$ 161,400	\$ -	\$ -	\$ -								

ADD PARCELS															ProVal Land Entries							
Property ID	Legal Description		Tax Dist	House #	Street	Zoning	2019 PCC (Alt)	Land Area SF	2018 Pro-Rate Land Value	2018 Pro-Rate Bldg Value	2018 Pro-Rate Total Value	2019 Land Value	2019 Bldg Value	2019 Total Value	L = Plat P = Partial F = Full	Site Characteristics	Land Type	Front	Depth	Gross Acres	ROW Acres	Net Acres
10-06-400-030	Pt of Parcel H	Section 06 Township 83 Range 23 SW 6-83-23 Slide 604 Pg 6	01	3311	E Lincoln Way	PI	301 (1 700)	6,101,229	#####	#####	\$ 43,009,000	#####		\$ 2,855,000	F	Static Sidewalk Street: Paved Topo: Level All Utilities	CA	2,843.49	Effective 2,268.81			
	Lot A				E Lincoln Way	PI	Public Street	114,200														
Totals (Add)			01					6,215,429	#####	#####	\$ 43,009,000	#####	\$ -	\$ 2,855,000								

ProVal Effective Date:	05-15-2018
ProVal Plat Book	000018
ProVal Plat Page	004082
ProVal Nbh:	99 Agricultural 300 C/L East Ames
Zip Code	50010
Plat to Market Yr:	0000

Owner:	
Assoc. Name:	

- Note 1: Slight difference in area due to survey precision.
- Note 2: Combined parcels due to new survey. Instrument #2018-04082
- Note 3: No changes in value for 2018 due to reconfiguration. Need to revalue for 2019 assessment.
- Note 4: Unable to obtain accurate SF for 10-05-300-110 from surveyor; consulted City GIS for square footage for parcel.
- Note 5: Need New BPTC Application due to change in legal description

0908360025_CondoProject (C01-A) : No building or special use record
0908360025_CondoProject (C02-A) : No building or special use record
0908360025_CondoProject (C03-A) : No building or special use record
0908360025_CondoProject (C04-A) : No building or special use record
0908360025_CondoProject (C05-A) : No building or special use record
0526100025 (C01-A) : No building or special use record
0630300000 (C01-A) : No building or special use record
0908450000 (C01-A) : No building or special use record
0908475000 (C01-A) : No building or special use record
0909375000 (C01-A) : No building or special use record
0909375000 (C02-A) : No building or special use record
0910480001 (C01-A) : No building or special use record
0910480002 (C01-A) : No building or special use record
0914400000 (C01-A) : No building or special use record
0917200405 (C01-A) : No building or special use record
0917400460 (C01-A) : No building or special use record
0922200405 (C01-A) : No building or special use record
0528292000 (C01-A) : No building or special use record
0992011690 (C01-A) : No building or special use record
0992011691 (C01-A) : No building or special use record
0993010043 (C01-A) : No building or special use record
0993010505 (C01-A) : No building or special use record
0993010791 (C01-A) : No building or special use record
0534300001 (C01-A) : No building or special use record
0535250001 (C01-A) : No building or special use record
0594010039 (C01-A) : No building or special use record
0914225011 (C01-A) : No building or special use record
0914225011 (C02-A) : No building or special use record
0915255056 (C01-A) : No building or special use record
0994010039 (C01-A) : No building or special use record
0902331093 (C01-A) : No building or special use record
0902331110 (C01-A) : Total use SF not equal to floor B SF
0902331110 (C01-A) : Total framing SF not equal to floor B SF
0902332010 (C01-A) : Use wall type LF not equal to floor B perim
0902332010 (C01-A) : Total use SF not equal to floor B SF
0902332010 (C01-A) : Total framing SF not equal to floor B SF
0902332010 (C01-A) : Use wall type LF not equal to floor 1 perim
0902332010 (C01-A) : Use wall type LF not equal to floor 1 perim
0902332010 (C01-A) : Use wall type LF not equal to floor 2 perim
0902332010 (C01-A) : Use wall type LF not equal to floor 3 perim
0902332020 (C01-A) : No building or special use record
0902332050 (C01-A) : No building or special use record
0902332070 (C01-A) : Use wall type LF not equal to floor 1 perim
0902350055 (C01-A) : No building or special use record
0902350100 (C01-A) : Total use SF not equal to floor B SF
0902350100 (C01-A) : Total framing SF not equal to floor B SF
0902350100 (C01-A) : Total use SF not equal to floor 1 SF
0902350100 (C01-A) : Total framing SF not equal to floor 1 SF
0902350100 (C01-A) : Total use SF not equal to floor 2 SF
0902350100 (C01-A) : Total framing SF not equal to floor 2 SF
0902351010 (C01-A) : No building or special use record
0902352020 (C01-A) : Use wall type LF not equal to floor B perim
0902353070 (C01-A) : No building or special use record
0902353180 (C01-A) : No building or special use record
0902353190 (C01-A) : No building or special use record
0902354030 (C01-A) : No building or special use record
0902354050 (C01-A) : Use wall type LF not equal to floor B perim
0902354070 (C01-A) : No building or special use record
0902355005 (C01-A) : Total framing SF not equal to floor 1 SF
0902355031 (C01-A) : Total use SF not equal to floor 1 SF
0902355031 (C01-A) : Total framing SF not equal to floor 1 SF
0902355150 (C01-A) : No building or special use record
0902355150 (C02-A) : Total use SF not equal to floor 1 SF
0902355150 (C02-A) : Total framing SF not equal to floor 1 SF
0902356070 (C01-A) : Use wall type LF not equal to floor B perim
0902356100 (C01-A) : No building or special use record
0902356130 (C01-A) : Use wall type LF not equal to floor B perim
0902375010 (C01-A) : No building or special use record
0902375012 (C01-A) : No building or special use record
0902375015 (C01-A) : Use wall type LF not equal to floor B perim

0902375020(C01-A): Use wall type LF not equal to floor B perim
0902375035(C01-A): Use wall type LF not equal to floor 1 perim
0902375045(C01-A): Use wall type LF not equal to floor 1 perim
0902375045(C01-A): Use wall type LF not equal to floor 1 perim
0902375045(C01-A): Total framing SF not equal to floor 1 SF
0902375060(C01-A): No building or special use record
0902376020(C01-A): No building or special use record
0902376065(C02-A): No building or special use record
0902376070(C01-A): No building or special use record
0902376080(C01-A): No building or special use record
0902377045(C01-A): Total framing SF not equal to floor 1 SF
0902377045(C01-A): Total framing SF not equal to floor 2 SF
0902377045(C01-A): Total framing SF not equal to floor 3 SF
0902377080(C01-A): Use wall type LF not equal to floor B perim
0902377080(C01-A): Use wall type LF not equal to floor 1 perim
0902377080(C01-A): Total use SF not equal to floor 1 SF
0902377080(C01-A): Total framing SF not equal to floor 1 SF
0902377080(C01-A): Use wall type LF not equal to floor 2 perim
0902378020(C01-A): No building or special use record
0902378035(C01-A): No building or special use record
0902378045(C01-A): No building or special use record
0902378090(C01-A): Use wall type LF not equal to floor 2 perim
0902378100(C01-A): Use wall type LF not equal to floor B perim
0902378100(C01-A): Use wall type LF not equal to floor 1 perim
0902378100(C01-A): Use wall type LF not equal to floor 2 perim
0902378160(C01-A): Use wall type LF not equal to floor B perim
0902379020(C01-A): No building or special use record
0902379030(C01-A): No building or special use record
0902379090(C01-A): Use wall type LF not equal to floor B perim
0902379110(C01-A): Use wall type LF not equal to floor B perim
0902379140(C01-A): Use wall type LF not equal to floor B perim
0902380030(C01-A): No building or special use record
0902380040(C02-A): Use wall type LF not equal to floor 1 perim
0902380110(C01-A): Use wall type LF not equal to floor B perim
0902381030(C01-A): Total use SF not equal to floor 1 SF
0902381030(C01-A): Total framing SF not equal to floor 1 SF
0902381050(C01-A): Use wall type LF not equal to floor B perim
0902381170(C01-A): No building or special use record
0902381320(C01-A): No building or special use record
0903478065(C01-A): Total framing SF not equal to floor 1 SF
0903478065(C02-A): Total framing SF not equal to floor 1 SF
0903478065(C03-A): Total framing SF not equal to floor 1 SF
0903478065(C03-A): Use wall type LF not equal to floor 2 perim
0903478070(C01-A): Use wall type LF not equal to floor B perim
0903478070(C01-A): Total framing SF not equal to floor 1 SF
0903478070(C02-A): Total framing SF not equal to floor 1 SF
0903478070(C03-A): Use wall type LF not equal to floor 1 perim
0903478070(C03-A): Total use SF not equal to floor 1 SF
0903478070(C03-A): Total framing SF not equal to floor 1 SF
0903478070(C03-A): Use wall type LF not equal to floor 2 perim
0903478080(C01-A): No building or special use record
0903479010(C01-A): No building or special use record
0903479030(C01-A): No building or special use record
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0904352050(C01-A): Use wall type LF not equal to floor B perim
0904352050(C01-A): Total use SF not equal to floor B SF
0904352050(C01-A): Total framing SF not equal to floor B SF
0904352055(C01-A): Use wall type LF not equal to floor 1 perim
0909125020(C01-A): No building or special use record
0909125035(C01-A): No building or special use record
0909125035(C03-A): No building or special use record
0909125035(C04-A): No building or special use record
0909125060(C01-A): No building or special use record
0909125070(C01-A): No building or special use record
0909125080(C01-A): No building or special use record
0909125096(C01-A): No building or special use record
0909125213(C01-A): No building or special use record
0909126070(C01-A): Use wall type LF not equal to floor 2 perim
0909126090(C01-A): Use wall type LF not equal to floor B perim
0909126170(C01-A): No building or special use record
0909126280(C01-A): Use wall type LF not equal to floor 1 perim
0909126310(C01-A): No building or special use record

0909127030 (C01-A): Use wall type LF not equal to floor 1 perim
0909127065 (C01-A): Use wall type LF not equal to floor 1 perim
0909127065 (C01-A): Total framing SF not equal to floor 1 SF
0909127075 (C01-A): No building or special use record
0909127080 (C01-A): No building or special use record
0909127130 (C01-A): No building or special use record
0909128050 (C01-A): Total framing SF not equal to floor 1 SF
0909128115 (C01-A): No building or special use record
0909131010 (C01-A): No building or special use record
0909131255 (C01-A): Use wall type LF not equal to floor B perim
0909131255 (C01-A): Use wall type LF not equal to floor 1 perim
0909200017 (C01-A): Use wall type LF not equal to floor B perim
0909200017 (C01-A): Use wall type LF not equal to floor B perim
0909200017 (C01-A): Use wall type LF not equal to floor 1 perim
0909200017 (C01-A): Use wall type LF not equal to floor 1 perim
0909200018 (C01-A): Use wall type LF not equal to floor B perim
0909200018 (C01-A): Use wall type LF not equal to floor B perim
0909200018 (C01-A): Use wall type LF not equal to floor 1 perim
0909200018 (C01-A): Use wall type LF not equal to floor 1 perim
0909200025 (C04-A): No building or special use record
0909200040 (C01-A): No building or special use record
0909200044 (C01-A): Use wall type LF not equal to floor B perim
0909200044 (C02-A): Use wall type LF not equal to floor 1 perim
0909200044 (C03-A): No building or special use record
0909200048 (C01-A): No building or special use record
0909201005 (C01-A): No building or special use record
0902355100 (C04-A): Total framing SF not equal to floor 1 SF
0902355130 (C02-A): Total use SF not equal to floor 1 SF
0902355130 (C02-A): Total framing SF not equal to floor 1 SF
0902356180 (C01-A): Use wall type LF not equal to floor 1 perim
0902356180 (C01-A): Use wall type LF not equal to floor 1 perim
0902357015 (C01-A): No building or special use record
0902357030 (C01-A): No building or special use record
0902358010 (C01-A): No building or special use record
0902358020 (C01-A): No building or special use record
0902358060 (C01-A): Use wall type LF not equal to floor 1 perim
0902358060 (C01-A): Use wall type LF not equal to floor 1 perim
0902358070 (C01-A): Use wall type LF not equal to floor B perim
0902358070 (C01-A): Total use SF not equal to floor B SF
0902358070 (C01-A): Total framing SF not equal to floor B SF
0902358180 (C01-A): Total framing SF not equal to floor 1 SF
0902358200 (C01-A): No building or special use record
0902358210 (C01-A): No building or special use record
0902376090 (C01-A): No building or special use record
0902382045 (C01-A): Total framing SF not equal to floor 1 SF
0902382105 (C01-A): Use wall type LF not equal to floor 1 perim
0902382105 (C01-A): Use wall type LF not equal to floor 1 perim
0902382110 (C01-A): No building or special use record
0902382130 (C01-A): Total framing SF not equal to floor 1 SF
0902382150 (C01-A): Total framing SF not equal to floor 1 SF
0902382150 (C01-A): Total framing SF not equal to floor 2 SF
0902382165 (C01-A): Use wall type LF not equal to floor 1 perim
0902382190 (C01-A): Use wall type LF not equal to floor 1 perim
0902382235 (C01-A): No building or special use record
0902407000 (C01-A): No building or special use record
0902450015 (C01-A): No building or special use record
0902450025 (C01-A): No building or special use record
0902451050 (C01-A): Use wall type LF not equal to floor B perim
0902452020 (C01-A): Use wall type LF not equal to floor B perim
0902452020 (C01-A): Total use SF not equal to floor B SF
0902452020 (C01-A): Total framing SF not equal to floor B SF
0902452030 (C01-A): Use wall type LF not equal to floor 1 perim
0902452030 (C01-A): Use wall type LF not equal to floor 1 perim
0902452030 (C01-A): Total use SF not equal to floor 1 SF
0902452030 (C01-A): Total framing SF not equal to floor 1 SF
0902452030 (C02-A): Total framing SF not equal to floor 1 SF
0902452050 (C01-A): Use wall type LF not equal to floor 1 perim
0902452050 (C01-A): Total framing SF not equal to floor 1 SF
0902452050 (C02-A): Use wall type LF not equal to floor 1 perim
0902452050 (C02-A): Total framing SF not equal to floor 1 SF
0902452070 (C02-A): Use wall type LF not equal to floor 1 perim
0902452080 (C02-A): Use wall type LF not equal to floor 1 perim

0902453015 (C02-A): Total framing SF not equal to floor 1 SF
0902453030 (C01-A): No building or special use record
0902455010 (C01-A): Use wall type LF not equal to floor 1 perim
0902455010 (C01-A): Total framing SF not equal to floor 1 SF
0902455020 (C01-A): Total framing SF not equal to floor 1 SF
0902455030 (C01-A): Total framing SF not equal to floor 1 SF
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0903481055 (C01-A): Total framing SF not equal to floor 1 SF
0903482005 (C01-A): Use wall type LF not equal to floor 1 perim
0903482005 (C01-A): Total framing SF not equal to floor 1 SF
0903482005 (C01-A): Total framing SF not equal to floor 2 SF
0903482015 (C01-A): Use wall type LF not equal to floor 1 perim
0903482020 (C01-A): Use wall type LF not equal to floor 1 perim
0903482020 (C01-A): Use wall type LF not equal to floor 1 perim
0903482030 (C01-A): Total framing SF not equal to floor 1 SF
0903482040 (C01-A): No building or special use record
0903482065 (C01-A): Use wall type LF not equal to floor 1 perim
0903482070 (C01-A): Total framing SF not equal to floor 1 SF
0903483020 (C01-A): Total framing SF not equal to floor 1 SF
0903483030 (C01-A): No building or special use record
0903483045 (C01-A): Total framing SF not equal to floor 1 SF
0903483055 (C01-A): Use wall type LF not equal to floor 1 perim
0903483055 (C01-A): Total framing SF not equal to floor 1 SF
0903483055 (C02-A): Total framing SF not equal to floor 1 SF
0903483065 (C01-A): Total framing SF not equal to floor 1 SF
0903485000 (C02-A): Use wall type LF not equal to floor 1 perim
0903486060 (C01-A): No building or special use record
0903486070 (C01-A): No building or special use record
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0911100115 (C02-A): Use wall type LF not equal to floor 1 perim
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0911101025 (C02-A): Total framing SF not equal to floor 1 SF
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0911101030 (C01-A): Use wall type LF not equal to floor 1 perim
0911101030 (C01-A): Total framing SF not equal to floor 1 SF
0911101055 (C01-A): No building or special use record
0911103010 (C01-A): Total framing SF not equal to floor 1 SF
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0911125110 (C01-A): Use wall type LF not equal to floor 1 perim
0911125110 (C01-A): Use wall type LF not equal to floor 1 perim
0911125110 (C01-A): Use wall type LF not equal to floor 1 perim
0911125110 (C01-A): Total framing SF not equal to floor 1 SF
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0911125110 (C01-A): Total framing SF not equal to floor 2 SF
0911126010 (C01-A): Total framing SF not equal to floor 1 SF
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0911126045 (C01-A): No building or special use record
0911126060 (C01-A): No building or special use record
0911127021 (C01-A): No building or special use record
0911127030 (C01-A): No building or special use record
0911127075 (C01-A): No building or special use record
0911127085 (C01-A): No building or special use record
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0911129090 (C01-A): Total framing SF not equal to floor B SF
0911130075 (C01-A): Use wall type LF not equal to floor 1 perim
0911130075 (C01-A): Use wall type LF not equal to floor 2 perim
0911130075 (C01-A): Total framing SF not equal to floor 2 SF
0911175010 (C01-A): Total framing SF not equal to floor 1 SF
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0911175045 (C02-A): No building or special use record
0911175090 (C01-A): Total framing SF not equal to floor 1 SF
0911175125 (C01-A): Use wall type LF not equal to floor 1 perim
0911175125 (C01-A): Use wall type LF not equal to floor 1 perim
0911175125 (C01-A): Use wall type LF not equal to floor 1 perim
0911175150 (C03-A): Total framing SF not equal to floor 1 SF

0911175160 (C02-A): No building or special use record
0911175500 (C01-A): Total framing SF not equal to floor 1 SF
0911176005 (C01-A): No building or special use record
0911176020 (C01-A): No building or special use record
0911176035 (C01-A): No building or special use record
0911176040 (C01-A): No building or special use record
0911176050 (C01-A): No building or special use record
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0911200010 (C01-A): Total framing SF not equal to floor 1 SF
0911200040 (C01-A): No building or special use record
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0911203050 (C01-A): Use wall type LF not equal to floor 1 perim
0911204045 (C01-A): Total framing SF not equal to floor 1 SF
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0911250005 (C01-A): Total framing SF not equal to floor 1 SF
0911250040 (C01-A): Total framing SF not equal to floor 1 SF
0911250055 (C01-A): Total framing SF not equal to floor 1 SF
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0911251010 (C01-A): Total framing SF not equal to floor 1 SF
0911251020 (C01-A): Total framing SF not equal to floor 1 SF
0911251065 (C01-A): Use wall type LF not equal to floor B perim
0911251065 (C01-A): Use wall type LF not equal to floor 1 perim
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0911251200 (C01-A): Total framing SF not equal to floor 1 SF
0911251205 (C01-A): Use wall type LF not equal to floor 1 perim
0911251205 (C01-A): Total framing SF not equal to floor 1 SF
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0911326015 (C01-A): Use wall type LF not equal to floor 1 perim
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0911326050 (C01-A): Total use SF not equal to floor 1 SF
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0911326095 (C01-A): Total use SF not equal to floor 1 SF
0911326095 (C01-A): Total framing SF not equal to floor 1 SF
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0911375100 (C01-A): Total framing SF not equal to floor 1 SF
0911375105 (C01-A): Total use SF not equal to floor 1 SF
0911375105 (C01-A): Total framing SF not equal to floor 1 SF
0911380015 (C01-A): Use wall type LF not equal to floor 1 perim
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0911400070 (C01-A): Total framing SF not equal to floor 1 SF
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0911400090 (C01-A): Use wall type LF not equal to floor 1 perim
0911400090 (C01-A): Total framing SF not equal to floor 1 SF
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0911401010 (C01-A): Total framing SF not equal to floor 1 SF
0911401010 (C02-A): Total framing SF not equal to floor 1 SF
0911401015 (C01-A): Use wall type LF not equal to floor 1 perim
0911401015 (C01-A): Total framing SF not equal to floor 1 SF
0911401015 (C02-A): Total framing SF not equal to floor 1 SF
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0911450010 (C03-A): No building or special use record
0911450025 (C01-A): No building or special use record
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0911450085 (C01-A): Total framing SF not equal to floor 2 SF
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0914105005 (C01-A): Total framing SF not equal to floor 1 SF

0914105005 (C03-A) : Total framing SF not equal to floor 1 SF
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0914105100 (C01-A) : Total framing SF not equal to floor 1 SF
0914110010 (C01-A) : Total framing SF not equal to floor 1 SF
0914115015 (C01-A) : Total framing SF not equal to floor 1 SF
0914115015 (C02-A) : Total framing SF not equal to floor 1 SF
0914115015 (C03-A) : Total framing SF not equal to floor 1 SF
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0914126030 (C01-A) : Use wall type LF not equal to floor 1 perim
0914126030 (C01-A) : Use wall type LF not equal to floor 2 perim
0914126030 (C01-A) : Use wall type LF not equal to floor 3 perim
0914126035 (C01-A) : Total framing SF not equal to floor 1 SF
0914126050 (C01-A) : Total framing SF not equal to floor 1 SF
0914126055 (C01-A) : Total framing SF not equal to floor 1 SF
0914126060 (C01-A) : Total framing SF not equal to floor 1 SF
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0914126075 (C01-A) : Use wall type LF not equal to floor 1 perim
0914126075 (C01-A) : Total framing SF not equal to floor 1 SF
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0914200010 (C01-A) : Total framing SF not equal to floor B SF
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0914200100 (C01-A) : Total framing SF not equal to floor 1 SF
0914200105 (C01-A) : Total framing SF not equal to floor 1 SF
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0914225010 (C03-A) : Total framing SF not equal to floor 1 SF
0914251045 (C01-A) : No building or special use record
0902456035 (C01-A) : Total framing SF not equal to floor 1 SF
0902456050 (C01-A) : No building or special use record
0902457000 (C01-A) : No building or special use record
0902475010 (C01-A) : No building or special use record
0902475030 (C01-A) : No building or special use record
0902476020 (C01-A) : Total framing SF not equal to floor 1 SF
0902476020 (C02-A) : Total framing SF not equal to floor 1 SF
0902476020 (C03-A) : Total framing SF not equal to floor 1 SF
0902476031 (C01-A) : No building or special use record
0902476032 (C01-A) : No building or special use record
0902476035 (C01-A) : Total framing SF not equal to floor 1 SF
0902476040 (C01-A) : Use wall type LF not equal to floor 1 perim
0902476040 (C01-A) : Total framing SF not equal to floor 1 SF
0902477050 (C01-A) : Use wall type LF not equal to floor B perim
0902477050 (C01-A) : Total use SF not equal to floor B SF
0902477050 (C01-A) : Total framing SF not equal to floor B SF
0902477050 (C01-A) : Use wall type LF not equal to floor 1 perim
0902478010 (C01-A) : Use wall type LF not equal to floor 1 perim
0902478015 (C01-A) : Total framing SF not equal to floor 1 SF
0902478015 (C02-A) : Total framing SF not equal to floor 1 SF
0902478020 (C01-A) : Total framing SF not equal to floor 1 SF
0902478020 (C03-A) : Total framing SF not equal to floor 1 SF
0902478025 (C01-A) : Total framing SF not equal to floor 1 SF
0902478030 (C01-A) : Use wall type LF not equal to floor 1 perim
0902478030 (C01-A) : Total framing SF not equal to floor 1 SF
0902478030 (C02-A) : Total framing SF not equal to floor 1 SF
0902478030 (C03-A) : Total framing SF not equal to floor 1 SF
0902478030 (C04-A) : Total framing SF not equal to floor 1 SF
0902478035 (C01-A) : Total framing SF not equal to floor 1 SF
0902478035 (C02-A) : Total framing SF not equal to floor 1 SF
0902478040 (C01-A) : Total framing SF not equal to floor 1 SF
0902478045 (C01-A) : Use wall type LF not equal to floor 1 perim
0902478045 (C01-A) : Total framing SF not equal to floor 1 SF
0902478045 (C02-A) : Total framing SF not equal to floor 1 SF
0902478045 (C03-A) : Total framing SF not equal to floor 1 SF
0902478050 (C01-A) : Use wall type LF not equal to floor 1 perim
0902478050 (C01-A) : Total framing SF not equal to floor 1 SF
0902478050 (C02-A) : Total framing SF not equal to floor 1 SF
0902478055 (C01-A) : Total framing SF not equal to floor 1 SF

0902478060 (C01-A) : Total framing SF not equal to floor 1 SF
0911204055 (C02-A) : Total framing SF not equal to floor 1 SF
0911204065 (C02-A) : Total framing SF not equal to floor 1 SF
0911204110 (C02-A) : No building or special use record
0911204115 (C02-A) : Total framing SF not equal to floor 1 SF
0911204120 (C02-A) : Total framing SF not equal to floor 1 SF
0911204200 (C01-A) : No building or special use record
0911204205 (C01-A) : No building or special use record
0911205010 (C01-A) : Use wall type LF not equal to floor 1 perim
0911205020 (C01-A) : Use wall type LF not equal to floor 1 perim
0911225035 (C01-A) : Use wall type LF not equal to floor 1 perim
0911225035 (C01-A) : Total framing SF not equal to floor 1 SF
0911225050 (C01-A) : Use wall type LF not equal to floor 1 perim
0911225050 (C01-A) : Total framing SF not equal to floor 1 SF
0911225130 (C01-A) : Total framing SF not equal to floor 1 SF
0911226020 (C01-A) : Total framing SF not equal to floor 1 SF
0911226070 (C01-A) : Total framing SF not equal to floor 1 SF
0911226080 (C01-A) : Total framing SF not equal to floor 1 SF
0911226080 (C02-A) : Use wall type LF not equal to floor 1 perim
0911226080 (C02-A) : Use wall type LF not equal to floor 1 perim
0911226080 (C02-A) : Total framing SF not equal to floor 1 SF
0911226110 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226110 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226110 (C02-A) : Total framing SF not equal to floor 1 SF
0911226126 (C01-A) : Use wall type LF not equal to floor B perim
0911226126 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226126 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226126 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226126 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226126 (C01-A) : Total framing SF not equal to floor 1 SF
0911226130 (C01-A) : Use wall type LF not equal to floor B perim
0911226130 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226130 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226130 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226130 (C01-A) : Use wall type LF not equal to floor 1 perim
0911226130 (C01-A) : Total framing SF not equal to floor 1 SF
0912100005 (C01-A) : Total framing SF not equal to floor 1 SF
0912100005 (C02-A) : No building or special use record
0912100010 (C01-A) : Total framing SF not equal to floor 1 SF
0912100010 (C02-A) : Total framing SF not equal to floor 1 SF
0912100015 (C01-A) : Total framing SF not equal to floor 1 SF
0912100015 (C02-A) : No building or special use record
0912100030 (C01-A) : No building or special use record
0912150010 (C01-A) : No building or special use record
0526300020 (C01-A) : Total framing SF not equal to floor 1 SF
0526354010 (C01-A) : Total use SF not equal to floor 1 SF
0526354010 (C01-A) : Total framing SF not equal to floor 1 SF
0527250020 (C01-A) : No building or special use record
0527435040 (C01-A) : Use wall type LF not equal to floor 1 perim
0527435060 (C01-A) : Use wall type LF not equal to floor 1 perim
0527435060 (C01-A) : Use wall type LF not equal to floor 1 perim
0527476009 (C01-A) : Total framing SF not equal to floor 2 SF
0527476035 (C01-A) : Use wall type LF not equal to floor 1 perim
0528474000 (C01-A) : No building or special use record
0528474095 (C01-A) : Total framing SF not equal to floor 1 SF
0528474125 (C01-A) : Total framing SF not equal to floor 1 SF
0528492080 (C01-A) : Use wall type LF not equal to floor 1 perim
0528492080 (C01-A) : Use wall type LF not equal to floor 1 perim
0528492080 (C01-A) : Use wall type LF not equal to floor 2 perim
0528492090 (C01-A) : Use wall type LF not equal to floor 1 perim
0528492090 (C01-A) : Use wall type LF not equal to floor 2 perim
0528492145 (C01-A) : Total framing SF not equal to floor 1 SF
0528492305 (C01-A) : No building or special use record
0528492307 (C01-A) : No building or special use record
0528492308 (C01-A) : No building or special use record
0533204020 (C01-A) : Use wall type LF not equal to floor 1 perim
0533204020 (C01-A) : Total framing SF not equal to floor 1 SF
0533204030 (C01-A) : Total framing SF not equal to floor 1 SF
0533204040 (C01-A) : Total framing SF not equal to floor 1 SF
0533227085 (C01-A) : Use wall type LF not equal to floor 1 perim
0533227090 (C02-A) : No building or special use record
0533227091 (C01-A) : Total framing SF not equal to floor 1 SF

0534227080 (C02-A) : Total use SF not equal to floor B SF
0534227080 (C02-A) : Total framing SF not equal to floor B SF
0534227080 (C02-A) : Use wall type LF not equal to floor 1 perim
0534227080 (C04-A) : Use wall type LF not equal to floor 1 perim
0534227080 (C04-A) : Total use SF not equal to floor 1 SF
0534227080 (C04-A) : Total framing SF not equal to floor 1 SF
0534227080 (C05-A) : Use wall type LF not equal to floor 1 perim
0534227080 (C05-A) : Total use SF not equal to floor 1 SF
0534227080 (C05-A) : Total framing SF not equal to floor 1 SF
0534227090 (C03-A) : Total framing SF not equal to floor 1 SF
0534227110 (C01-A) : Total use SF not equal to floor M3 SF
0534227110 (C01-A) : Total framing SF not equal to floor M3 SF
0534227140 (C01-A) : Use wall type LF not equal to floor 1 perim
0534300010 (C01-A) : No building or special use record
0531475035 (C01-A) : Use wall type LF not equal to floor 1 perim
0531475035 (C01-A) : Total framing SF not equal to floor 2 SF
0531475050 (C01-A) : No building or special use record
0531475055 (C01-A) : Use wall type LF not equal to floor 1 perim
0531475058 (C02-A) : Total framing SF not equal to floor 1 SF
0531475058 (C03-A) : Total framing SF not equal to floor 1 SF
0531475058 (C04-A) : Total framing SF not equal to floor 1 SF
0531475070 (C01-A) : Use wall type LF not equal to floor 1 perim
0531475070 (C01-A) : Use wall type LF not equal to floor 1 perim
0531475080 (C01-A) : Total framing SF not equal to floor 1 SF
0905451250 (C01-A) : Use wall type LF not equal to floor 1 perim
0905451250 (C01-A) : Use wall type LF not equal to floor 1 perim
0905476050 (C01-A) : Use wall type LF not equal to floor 1 perim
0905476090 (C01-A) : Total framing SF not equal to floor 1 SF
0905476095 (C01-A) : Total framing SF not equal to floor 1 SF
0906477145 (C01-A) : Total framing SF not equal to floor 1 SF
0906477160 (C01-A) : Total use SF not equal to floor B SF
0906477160 (C01-A) : Total framing SF not equal to floor B SF
0906477160 (C01-A) : Use wall type LF not equal to floor 1 perim
0906477170 (C01-A) : Total framing SF not equal to floor 1 SF
0906477185 (C03-A) : Use wall type LF not equal to floor 1 perim
0906477185 (C03-A) : Total framing SF not equal to floor 1 SF
0906477190 (C07-A) : Use wall type LF not equal to floor 1 perim
0906477190 (C07-A) : Total framing SF not equal to floor 1 SF
0906477200 (C02-A) : Total framing SF not equal to floor 1 SF
0906477200 (C03-A) : Total framing SF not equal to floor 1 SF
0906477200 (C04-A) : Total framing SF not equal to floor 1 SF
0906477200 (C05-A) : Total framing SF not equal to floor 1 SF
0907226030 (C01-A) : Total framing SF not equal to floor 1 SF
0907438800 (C01-A) : Total framing SF not equal to floor 1 SF
0907446000 (C01-A) : Total framing SF not equal to floor 1 SF
0907446000 (C01-A) : Total use SF not equal to floor 2 SF
0907446000 (C01-A) : Total framing SF not equal to floor 2 SF
0907446010 (C01-A) : Total framing SF not equal to floor 1 SF
0907446010 (C01-A) : Total use SF not equal to floor 2 SF
0907446010 (C01-A) : Total framing SF not equal to floor 2 SF
0907446020 (C01-A) : Total framing SF not equal to floor 1 SF
0907446040 (C01-A) : Total framing SF not equal to floor 1 SF
0907470020 (C01-A) : Total framing SF not equal to floor 1 SF
0907470020 (C02-A) : Use wall type LF not equal to floor 1 perim
0907470020 (C02-A) : Use wall type LF not equal to floor 1 perim
0907470020 (C02-A) : Total framing SF not equal to floor 1 SF
0907470020 (C03-A) : Total framing SF not equal to floor 1 SF
0907470020 (C04-A) : Total framing SF not equal to floor 1 SF
0907470020 (C05-A) : Total framing SF not equal to floor 1 SF
0907470020 (C06-A) : Total framing SF not equal to floor 1 SF
0907470020 (C07-A) : Total framing SF not equal to floor 1 SF
0907470020 (C08-A) : Total framing SF not equal to floor 1 SF
0907473020 (C04-A) : Use wall type LF not equal to floor 1 perim
0907475020 (C02-A) : Use wall type LF not equal to floor 1 perim
0908125015 (C01-A) : Use wall type LF not equal to floor 1 perim
0908125095 (C01-A) : Total framing SF not equal to floor 1 SF
0908125095 (C02-A) : Total framing SF not equal to floor 1 SF
0908126040 (C01-A) : Use wall type LF not equal to floor 1 perim
0908126040 (C01-A) : Total use SF not equal to floor 1 SF
0908126040 (C01-A) : Total framing SF not equal to floor 1 SF
0908200030 (C01-A) : Use wall type LF not equal to floor 1 perim
0908200030 (C01-A) : Total framing SF not equal to floor 1 SF

0909200058 (C01-A) : No building or special use record
0913150010 (C01-A) : No building or special use record
0913150020 (C01-A) : No building or special use record
0914175035 (C01-A) : Total framing SF not equal to floor 1 SF
0914200000 (C01-A) : No building or special use record
0914250000 (C01-A) : No building or special use record
0914250000 (C02-A) : No building or special use record
0914300000 (C01-A) : No building or special use record
0914325205 (C01-A) : Total framing SF not equal to floor 1 SF
0914330010 (C01-A) : Total framing SF not equal to floor 1 SF
0914330020 (C01-A) : Total framing SF not equal to floor 1 SF
0914330030 (C01-A) : Total framing SF not equal to floor 1 SF
0914365010 (C01-A) : No building or special use record
0914365050 (C01-A) : Total framing SF not equal to floor 1 SF
0914375010 (C01-A) : Total framing SF not equal to floor 1 SF
0914375010 (C02-A) : Total framing SF not equal to floor 1 SF
0914375010 (C03-A) : Total framing SF not equal to floor 1 SF
0914375025 (C01-A) : Use wall type LF not equal to floor 1 perim
0914375025 (C01-A) : Use wall type LF not equal to floor 1 perim
0914375025 (C01-A) : Use wall type LF not equal to floor 2 perim
0914375110 (C01-A) : Total framing SF not equal to floor 1 SF
0914448300 (C01-A) : Total framing SF not equal to floor 1 SF
0914450005 (C01-A) : Use wall type LF not equal to floor 1 perim
0914450005 (C01-A) : Total framing SF not equal to floor 1 SF
0914450015 (C01-A) : Total framing SF not equal to floor 1 SF
0914451015 (C01-A) : Total framing SF not equal to floor 1 SF
0914451075 (C01-A) : Total framing SF not equal to floor 1 SF
0914451075 (C02-A) : Total framing SF not equal to floor 1 SF
0914451075 (C03-A) : Total framing SF not equal to floor 1 SF
0914451085 (C01-A) : Use wall type LF not equal to floor 1 perim
0914451085 (C01-A) : Use wall type LF not equal to floor 1 perim
0914451085 (C01-A) : Use wall type LF not equal to floor 1 perim
0914451085 (C01-A) : Use wall type LF not equal to floor 1 perim
0914451085 (C01-A) : Use wall type LF not equal to floor 1 perim
0914451085 (C01-A) : Use wall type LF not equal to floor 2 perim
0914451085 (C02-A) : Total framing SF not equal to floor 1 SF
0914470050 (C01-A) : No building or special use record
0915160015 (C01-A) : Use wall type LF not equal to floor 1 perim
0915160015 (C01-A) : Use wall type LF not equal to floor 1 perim
0915160015 (C01-A) : Total framing SF not equal to floor 1 SF
0915160031 (C01-A) : Use wall type LF not equal to floor 1 perim
0915160031 (C01-A) : Total framing SF not equal to floor 1 SF
0915160031 (C01-A) : Total framing SF not equal to floor 2 SF
0915160040 (C01-A) : Use wall type LF not equal to floor 1 perim
0915160040 (C01-A) : Total framing SF not equal to floor 1 SF
0915160040 (C01-A) : Total framing SF not equal to floor 2 SF
0915174010 (C01-A) : Total framing SF not equal to floor 1 SF
0915174020 (C02-A) : Use wall type LF not equal to floor 1 perim
0915174020 (C02-A) : Total framing SF not equal to floor 1 SF
0915174100 (C01-A) : No building or special use record
0915174200 (C01-A) : No building or special use record
0915174300 (C01-A) : Use wall type LF not equal to floor 1 perim
0915174300 (C01-A) : Total framing SF not equal to floor 1 SF
0915174500 (C01-A) : No building or special use record
0915200010 (C01-A) : No building or special use record
0915200030 (C01-A) : No building or special use record
0915200035 (C01-A) : No building or special use record
0915200040 (C01-A) : No building or special use record
0915200050 (C01-A) : No building or special use record
0915200060 (C01-A) : No building or special use record
0915200060 (C02-A) : No building or special use record
0915200065 (C01-A) : No building or special use record
0915200065 (C02-A) : No building or special use record
0915200070 (C01-A) : No building or special use record
0915200070 (C02-A) : Total use SF not equal to floor B SF
0915200070 (C02-A) : Total framing SF not equal to floor B SF
0915200070 (C04-A) : No building or special use record
0915200070 (C05-A) : No building or special use record
0915200070 (C06-A) : No building or special use record
0915200075 (C01-A) : No building or special use record
0915200075 (C02-A) : Total use SF not equal to floor B SF

0915400016 (C01-A): Total framing SF not equal to floor 1 SF
0915400017 (C01-A): Total framing SF not equal to floor 1 SF
0915400018 (C03-A): Total framing SF not equal to floor 1 SF
0915400018 (C04-A): Total framing SF not equal to floor 1 SF
0915400018 (C06-A): Total framing SF not equal to floor 1 SF
0915400018 (C07-A): Total framing SF not equal to floor 1 SF
0915400018 (C08-A): Total framing SF not equal to floor 1 SF
0915400018 (C10-A): Total framing SF not equal to floor 1 SF
0916225010 (C01-A): Use wall type LF not equal to floor 1 perim
0916254561 (C01-A): No building or special use record
0916280060 (C01-A): Use wall type LF not equal to floor 1 perim
0916425050 (C01-A): No building or special use record
0916425060 (C01-A): No building or special use record
0916425070 (C01-A): No building or special use record
0916425090 (C01-A): No building or special use record
0916425230 (C01-A): Total framing SF not equal to floor 1 SF
0916425238 (C01-A): Total framing SF not equal to floor 1 SF
0916428010 (C01-A): Use wall type LF not equal to floor 1 perim
0916428010 (C01-A): Use wall type LF not equal to floor 2 perim
0916428010 (C01-A): Use wall type LF not equal to floor 3 perim
0916428020 (C01-A): No building or special use record
0916428050 (C01-A): No building or special use record
0922100030 (C01-A): No building or special use record
0922150010 (C01-A): Total framing SF not equal to floor 1 SF
0922150010 (C02-A): No building or special use record
0922150015 (C01-A): Total framing SF not equal to floor 1 SF
0922150015 (C02-A): No building or special use record
0922225006 (C01-A): No building or special use record
0922225010 (C01-A): No building or special use record
0922400200 (C01-A): No building or special use record
0923100000 (C01-A): No building or special use record
0923125050 (C01-A): Total framing SF not equal to floor 1 SF
0923125055 (C01-A): Total framing SF not equal to floor 1 SF
0923200060 (C01-A): Total use SF not equal to floor 1 SF
0923200060 (C01-A): Total framing SF not equal to floor 1 SF
0923200060 (C01-A): Use wall type LF not equal to floor 2 perim
0536350000 (C01-A): No building or special use record
0536435100 (C01-A): Use wall type LF not equal to floor 1 perim
0536435100 (C01-A): Use wall type LF not equal to floor 1 perim
0536435100 (C01-A): Use wall type LF not equal to floor 1 perim
0536435100 (C01-A): Total framing SF not equal to floor 1 SF
0536465015 (C01-A): Use wall type LF not equal to floor 1 perim
0536465015 (C01-A): Use wall type LF not equal to floor 1 perim
0536465015 (C01-A): Use wall type LF not equal to floor 1 perim
0536465015 (C01-A): Total framing SF not equal to floor 1 SF
0536465020 (C01-A): Total framing SF not equal to floor 1 SF
0536470040 (C01-A): Total framing SF not equal to floor 1 SF
0536480030 (C01-A): Total use SF not equal to floor 1 SF
0536480030 (C01-A): Total framing SF not equal to floor 1 SF
0536480050 (C01-A): Use wall type LF not equal to floor 1 perim
0536480050 (C01-A): Use wall type LF not equal to floor 1 perim
0536480050 (C01-A): Use wall type LF not equal to floor 1 perim
0536480050 (C01-A): Total framing SF not equal to floor 1 SF
0536480050 (C01-A): Use wall type LF not equal to floor 2 perim
0536480050 (C01-A): Total framing SF not equal to floor 2 SF
0536482010 (C01-A): Total framing SF not equal to floor 1 SF
0536482025 (C01-A): Total framing SF not equal to floor 1 SF
0536484020 (C01-A): Use wall type LF not equal to floor B perim
0536484030 (C01-A): No building or special use record
0631100000 (C01-A): No building or special use record
0631300000 (C01-A): No building or special use record
0631350010 (C01-A): Use wall type LF not equal to floor 1 perim
0631350010 (C01-A): Use wall type LF not equal to floor 1 perim
0631350010 (C01-A): Use wall type LF not equal to floor 3 perim
0631370020 (C02-A): Total framing SF not equal to floor 1 SF
0901100010 (C01-A): No building or special use record
0901100020 (C01-A): No building or special use record
0901200010 (C01-A): No building or special use record
0901200025 (C01-A): Total framing SF not equal to floor 1 SF
0901200027 (C01-A): Total framing SF not equal to floor 1 SF
0901225010 (C01-A): Total framing SF not equal to floor 1 SF
0901225020 (C01-A): Total framing SF not equal to floor 1 SF

0912201240 (C01-A) : Total framing SF not equal to floor 1 SF
0912202040 (C01-A) : Total framing SF not equal to floor 1 SF
0912202040 (C02-A) : Use wall type LF not equal to floor 1 perim
0912202040 (C02-A) : Total framing SF not equal to floor 1 SF
0912202050 (C01-A) : Total framing SF not equal to floor 1 SF
0912202050 (C02-A) : Total framing SF not equal to floor 1 SF
0912202050 (C04-A) : Total framing SF not equal to floor 1 SF
0912202050 (C05-A) : Total framing SF not equal to floor 1 SF
0912225010 (C01-A) : Use wall type LF not equal to floor 1 perim
0912225010 (C01-A) : Total framing SF not equal to floor 1 SF
0912225010 (C03-A) : Total framing SF not equal to floor 1 SF
0912225035 (C01-A) : Use wall type LF not equal to floor 1 perim
0912225035 (C01-A) : Total framing SF not equal to floor 1 SF
0912225035 (C02-A) : Total framing SF not equal to floor 1 SF
0912225040 (C01-A) : Total framing SF not equal to floor 1 SF
0912225050 (C01-A) : Total framing SF not equal to floor 1 SF
0912225060 (C01-A) : Use wall type LF not equal to floor 1 perim
0912225060 (C01-A) : Use wall type LF not equal to floor 1 perim
0912225060 (C01-A) : Total framing SF not equal to floor 1 SF
0912225070 (C01-A) : Total framing SF not equal to floor 1 SF
0912250040 (C01-A) : No building or special use record
0912250050 (C01-A) : No building or special use record
0912250060 (C01-A) : No building or special use record
0912250070 (C01-A) : No building or special use record
0912250080 (C01-A) : No building or special use record
0912251080 (C01-A) : Use wall type LF not equal to floor 1 perim
0912251080 (C01-A) : Total framing SF not equal to floor 1 SF
0912251125 (C01-A) : Total framing SF not equal to floor 1 SF
0912251125 (C02-A) : Total framing SF not equal to floor 1 SF
0912251125 (C03-A) : Total framing SF not equal to floor 1 SF
0912251135 (C01-A) : Total framing SF not equal to floor 1 SF
0912251135 (C02-A) : Total framing SF not equal to floor 1 SF
0912251135 (C03-A) : Total framing SF not equal to floor 1 SF
0912275020 (C01-A) : Use wall type LF not equal to floor 1 perim
0912275020 (C01-A) : Total framing SF not equal to floor 1 SF
0912275020 (C02-A) : Total framing SF not equal to floor 1 SF
0912275045 (C01-A) : Use wall type LF not equal to floor 1 perim
0912275045 (C01-A) : Use wall type LF not equal to floor 1 perim
0912275045 (C01-A) : Total framing SF not equal to floor 1 SF
0912275055 (C01-A) : Use wall type LF not equal to floor 1 perim
0912275055 (C01-A) : Use wall type LF not equal to floor 1 perim
0912275055 (C01-A) : Total framing SF not equal to floor 1 SF
0912275100 (C01-A) : Use wall type LF not equal to floor 1 perim
0912275100 (C01-A) : Total framing SF not equal to floor 1 SF
0912280005 (C01-A) : Total framing SF not equal to floor 1 SF
0912280005 (C02-A) : Total framing SF not equal to floor 1 SF
0912280005 (C03-A) : Total framing SF not equal to floor 1 SF
0912285034 (C01-A) : Total framing SF not equal to floor 1 SF
0912285034 (C02-A) : Total framing SF not equal to floor 1 SF
0912285034 (C03-A) : Total framing SF not equal to floor 1 SF
0912285034 (C04-A) : Total framing SF not equal to floor 1 SF
0912285045 (C01-A) : Total framing SF not equal to floor 1 SF
0912285055 (C01-A) : Total framing SF not equal to floor 1 SF
0912285065 (C01-A) : No building or special use record
0912285075 (C01-A) : Total framing SF not equal to floor 1 SF
0912285075 (C03-A) : Total framing SF not equal to floor 1 SF
0912285075 (C04-A) : Total framing SF not equal to floor 1 SF
0912285085 (C01-A) : Total framing SF not equal to floor 1 SF
0912285085 (C02-A) : Total framing SF not equal to floor 1 SF
0912285085 (C03-A) : Total framing SF not equal to floor 1 SF
0912285085 (C04-A) : Total framing SF not equal to floor 1 SF
0912285095 (C01-A) : No building or special use record
0912300105 (C01-A) : No building or special use record
0912451010 (C01-A) : Use wall type LF not equal to floor 1 perim
0912451010 (C01-A) : Total framing SF not equal to floor 1 SF
0912476065 (C01-A) : Use wall type LF not equal to floor 2 perim
0912476065 (C01-A) : Total use SF not equal to floor 2 SF
0912476065 (C01-A) : Total framing SF not equal to floor 2 SF
0912476065 (C01-A) : Use wall type LF not equal to floor 3 perim
0912476065 (C01-A) : Total use SF not equal to floor 3 SF
0912476065 (C01-A) : Total framing SF not equal to floor 3 SF
0912476077 (C01-A) : No building or special use record

1006400030 (C07-A) : Total framing SF not equal to floor 1 SF
1006400275 (C01-A) : No building or special use record
1006450020 (C01-A) : No building or special use record
1007100005 (C01-A) : Total framing SF not equal to floor 1 SF
1007100075 (C01-A) : Use wall type LF not equal to floor 1 perim
1007100075 (C01-A) : Total framing SF not equal to floor 1 SF
1007100085 (C01-A) : Total framing SF not equal to floor 1 SF
1007100092 (C01-A) : Total framing SF not equal to floor 1 SF
1007100096 (C01-A) : Total framing SF not equal to floor 1 SF
1007100096 (C02-A) : Total framing SF not equal to floor 1 SF
1007100096 (C03-A) : Total framing SF not equal to floor 1 SF
1007100096 (C04-A) : Total framing SF not equal to floor 1 SF
1007100096 (C05-A) : Total framing SF not equal to floor 1 SF
1007100096 (C06-A) : Total framing SF not equal to floor 1 SF
1007100105 (C01-A) : Total framing SF not equal to floor 1 SF
1007100120 (C01-A) : Total framing SF not equal to floor 1 SF
1007100130 (C02-A) : Total framing SF not equal to floor 1 SF
1007100305 (C01-A) : No building or special use record
1007110010 (C01-A) : Total framing SF not equal to floor 1 SF
1007110020 (C01-A) : Total framing SF not equal to floor 1 SF
1007110030 (C01-A) : Total framing SF not equal to floor 1 SF
1007110040 (C01-A) : Total framing SF not equal to floor 1 SF
1007110050 (C01-A) : Total framing SF not equal to floor 1 SF
1007110060 (C01-A) : Total framing SF not equal to floor 1 SF
1007110070 (C01-A) : Use wall type LF not equal to floor 1 perim
1007110070 (C01-A) : Use wall type LF not equal to floor 1 perim
1007110070 (C01-A) : Use wall type LF not equal to floor 1 perim
1007110070 (C01-A) : Total use SF not equal to floor 1 SF
1007110070 (C01-A) : Total framing SF not equal to floor 1 SF
1007125015 (C01-A) : Total framing SF not equal to floor 1 SF
1007125030 (C01-A) : No building or special use record
1007125050 (C01-A) : Total framing SF not equal to floor 1 SF
1007125055 (C01-A) : Total framing SF not equal to floor 1 SF
1007125070 (C01-A) : Use wall type LF not equal to floor 1 perim
1007154000 (C01-A) : Total framing SF not equal to floor 1 SF
1007160005 (C01-A) : Total framing SF not equal to floor 1 SF
1007160007 (C01-A) : Total framing SF not equal to floor 1 SF
1007160030 (C01-A) : Total framing SF not equal to floor 1 SF
1007160045 (C01-A) : Total framing SF not equal to floor 1 SF
1007162006 (C01-A) : No building or special use record
1007162015 (C01-A) : Total framing SF not equal to floor 1 SF
1007162020 (C01-A) : Use wall type LF not equal to floor 1 perim
1007162020 (C01-A) : Use wall type LF not equal to floor 1 perim
1007162020 (C01-A) : Total framing SF not equal to floor 1 SF
1007162030 (C01-A) : Total framing SF not equal to floor 1 SF
1007175010 (C01-A) : Use wall type LF not equal to floor 1 perim
1007175030 (C01-A) : Total use SF not equal to floor 1 SF
1007175030 (C01-A) : Total framing SF not equal to floor 1 SF
1007300020 (C01-A) : No building or special use record
1007300023 (C01-A) : No building or special use record
1007300050 (C01-A) : No building or special use record
1007300050 (C02-A) : No building or special use record
1007300050 (C03-A) : No building or special use record
1007300050 (C04-A) : No building or special use record
1007300050 (C05-A) : No building or special use record
1007300050 (C06-A) : No building or special use record
1007300050 (C07-A) : No building or special use record
1007300050 (C08-A) : No building or special use record
1007300050 (C09-A) : No building or special use record
1007300050 (C10-A) : No building or special use record
1007310010 (C01-A) : Total framing SF not equal to floor 1 SF
1007310020 (C01-A) : No building or special use record
1007310050 (C01-A) : No building or special use record
1007350010 (C01-A) : Total framing SF not equal to floor 1 SF
1007350010 (C02-A) : Total framing SF not equal to floor 1 SF
1007350030 (C01-A) : Use wall type LF not equal to floor 1 perim
1007350030 (C01-A) : Use wall type LF not equal to floor 2 perim
1007350055 (C01-A) : Use wall type LF not equal to floor 1 perim
1007350055 (C01-A) : Total use SF not equal to floor 1 SF
1007350055 (C01-A) : Total framing SF not equal to floor 1 SF
1007360015 (C01-A) : Total framing SF not equal to floor 1 SF
1007360015 (C01-A) : Total framing SF not equal to floor 2 SF

0903350000(C03-A): Total use SF not equal to floor 6 SF
0903350000(C03-A): Total framing SF not equal to floor 6 SF
0903350000(C03-A): Total use SF not equal to floor 7 SF
0903350000(C03-A): Total framing SF not equal to floor 7 SF
0903350000(C03-A): Total use SF not equal to floor 8 SF
0903350000(C03-A): Total framing SF not equal to floor 8 SF
0903350000(C03-A): Total use SF not equal to floor 9 SF
0903350000(C03-A): Total framing SF not equal to floor 9 SF
0903350000(C04-A): Total use SF not equal to floor 1 SF
0903350000(C04-A): Total framing SF not equal to floor 1 SF
0903350000(C04-A): Total use SF not equal to floor 2 SF
0903350000(C04-A): Total framing SF not equal to floor 2 SF
0903375000(C01-A): No building or special use record
0903400250(C01-A): No building or special use record
0904125010(C01-A): No building or special use record
0904125010(C02-A): No building or special use record
0904201000(C01-A): No building or special use record
0904225000(C01-A): No building or special use record
0904250000(C01-A): No building or special use record
0904275000(C01-A): No building or special use record
0904300130(C01-A): No building or special use record
0904302140(C01-A): No building or special use record
0904302180(C01-A): Use wall type LF not equal to floor 1 perim
0904302180(C01-A): Use wall type LF not equal to floor 1 perim
0904302180(C01-A): Use wall type LF not equal to floor 2 perim
0904302180(C01-A): Use wall type LF not equal to floor 3 perim
0904302180(C01-A): Use wall type LF not equal to floor 4 perim
0904303090(C01-A): No building or special use record
0904303215(C01-A): Use wall type LF not equal to floor B perim
0904303215(C01-A): Total use SF not equal to floor B SF
0904303215(C01-A): Total framing SF not equal to floor B SF
0904303215(C01-A): Use wall type LF not equal to floor 1 perim
0904303215(C01-A): Total use SF not equal to floor 1 SF
0904303215(C01-A): Total framing SF not equal to floor 1 SF
0904303215(C01-A): Use wall type LF not equal to floor 2 perim
0904303215(C01-A): Total use SF not equal to floor 2 SF
0904303215(C01-A): Total framing SF not equal to floor 2 SF
0904303215(C01-A): Use wall type LF not equal to floor 3 perim
0904303215(C01-A): Total use SF not equal to floor 3 SF
0904303215(C01-A): Total framing SF not equal to floor 3 SF
0904303215(C02-A): Use wall type LF not equal to floor 1 perim
0904303215(C02-A): Use wall type LF not equal to floor 2 perim
0904303215(C02-A): Total use SF not equal to floor 2 SF
0904303215(C02-A): Total framing SF not equal to floor 2 SF
0904303215(C02-A): Use wall type LF not equal to floor 3 perim
0904303215(C02-A): Total use SF not equal to floor 3 SF
0904303215(C02-A): Total framing SF not equal to floor 3 SF
0904325000(C01-A): No building or special use record
0904350076(C01-A): Use wall type LF not equal to floor 1 perim
0904352130(C01-A): Total use SF not equal to floor 1 SF
0904352130(C01-A): Total framing SF not equal to floor 1 SF
0904352130(C01-A): Use wall type LF not equal to floor 3 perim
0904353010(C01-A): No building or special use record
0904353020(C01-A): No building or special use record
0904353120(C01-A): Use wall type LF not equal to floor 1 perim
0904353120(C01-A): Total framing SF not equal to floor 1 SF
0904353210(C01-A): No building or special use record
0904353220(C01-A): No building or special use record
0904375000(C01-A): No building or special use record
0904400000(C01-A): No building or special use record
0904425000(C01-A): No building or special use record
0904450010(C01-A): No building or special use record
0904450020(C01-A): No building or special use record
0904475000(C01-A): No building or special use record
0908225015(C01-A): No building or special use record
0908225020(C01-A): No building or special use record
0908425010(C01-A): No building or special use record
0909102060(C06-A): Use wall type LF not equal to floor 2 perim
0909102060(C06-A): Use wall type LF not equal to floor 3 perim
0909103070(C01-A): No building or special use record
0909125100(C01-A): No building or special use record
0909125200(C01-A): No building or special use record

0909130040(C01-A): Total use SF not equal to floor 1 SF
0909130040(C01-A): Total framing SF not equal to floor 1 SF
0909131240(C01-A): Total use SF not equal to floor B SF
0909131240(C01-A): Total framing SF not equal to floor B SF
0909131240(C01-A): Total use SF not equal to floor 1 SF
0909131240(C01-A): Total framing SF not equal to floor 1 SF
0909131240(C01-A): Use wall type LF not equal to floor 2 perim
0909131240(C01-A): Total use SF not equal to floor 2 SF
0909131240(C01-A): Total framing SF not equal to floor 2 SF
0909150000(C01-A): No building or special use record
0909175010(C01-A): No building or special use record
0909175025(C01-A): No building or special use record
0909176055(C01-A): Use wall type LF not equal to floor B perim
0909178080(C01-A): Use wall type LF not equal to floor 1 perim
0909178080(C01-A): Total framing SF not equal to floor 1 SF
0909178080(C01-A): Use wall type LF not equal to floor 2 perim
0909178080(C01-A): Total framing SF not equal to floor 2 SF
0909201060(C01-A): Use wall type LF not equal to floor B perim
0909201060(C01-A): Total framing SF not equal to floor B SF
0909202010(C01-A): Use wall type LF not equal to floor B perim
0909202010(C01-A): Use wall type LF not equal to floor 1 perim
0909202010(C01-A): Use wall type LF not equal to floor 1 perim
0909202020(C01-A): No building or special use record
0909202080(C01-A): Total use SF not equal to floor 2 SF
0909202080(C01-A): Total framing SF not equal to floor 2 SF
0909202090(C01-A): Use wall type LF not equal to floor B perim
0909202110(C01-A): Use wall type LF not equal to floor B perim
0909202110(C01-A): Total use SF not equal to floor 3 SF
0909202110(C01-A): Total framing SF not equal to floor 3 SF
0909202155(C01-A): Use wall type LF not equal to floor 1 perim
0909202155(C01-A): Use wall type LF not equal to floor 3 perim
0909202180(C01-A): Use wall type LF not equal to floor 3 perim
0909202190(C01-A): Use wall type LF not equal to floor 3 perim
0909202215(C01-A): Use wall type LF not equal to floor 1 perim
0909202215(C01-A): Use wall type LF not equal to floor 1 perim
0909202220(C01-A): Use wall type LF not equal to floor 1 perim
0909202220(C01-A): Use wall type LF not equal to floor 2 perim
0909202220(C01-A): Use wall type LF not equal to floor 3 perim
0909202220(C01-A): Total use SF not equal to floor 3 SF
0909202220(C01-A): Total framing SF not equal to floor 3 SF
0909225010(C01-A): No building or special use record
0909225020(C01-A): No building or special use record
0909226125(C01-A): Use wall type LF not equal to floor B perim
0909227020(C01-A): Use wall type LF not equal to floor B perim
0909227020(C01-A): Use wall type LF not equal to floor B perim
0909227020(C01-A): Use wall type LF not equal to floor 3 perim
0909227045(C02-A): Use wall type LF not equal to floor B perim
0909227045(C02-A): Use wall type LF not equal to floor B perim
0909227060(C01-A): Use wall type LF not equal to floor B perim
0909227060(C01-A): Use wall type LF not equal to floor B perim
0909227070(C01-A): Use wall type LF not equal to floor 3 perim
0909228010(C01-A): Use wall type LF not equal to floor B perim
0909228010(C01-A): Use wall type LF not equal to floor B perim
0909228020(C01-A): Use wall type LF not equal to floor B perim
0909228020(C01-A): Use wall type LF not equal to floor 3 perim
0909228030(C01-A): Use wall type LF not equal to floor B perim
0909228030(C01-A): Total use SF not equal to floor B SF
0909228030(C01-A): Total framing SF not equal to floor B SF
0909228030(C01-A): Use wall type LF not equal to floor 4 perim
0909228040(C01-A): Use wall type LF not equal to floor B perim
0909228040(C01-A): Use wall type LF not equal to floor B perim
0909228040(C01-A): Total use SF not equal to floor 3 SF
0909228040(C01-A): Total framing SF not equal to floor 3 SF
0909228050(C01-A): Use wall type LF not equal to floor B perim
0909228050(C01-A): Use wall type LF not equal to floor B perim
0909228050(C01-A): Total use SF not equal to floor 1 SF
0909228050(C01-A): Total framing SF not equal to floor 1 SF
0909228070(C01-A): Total use SF not equal to floor 1 SF
0909228070(C01-A): Total framing SF not equal to floor 1 SF
0909229095(C01-A): Total framing SF not equal to floor 2 SF
0909229100(C01-A): Use wall type LF not equal to floor B perim
0909229100(C01-A): Use wall type LF not equal to floor B perim

0909300000 (C01-A) : No building or special use record
0909325000 (C01-A) : No building or special use record
0910100000 (C01-A) : No building or special use record
0910100000 (C02-A) : No building or special use record
0910100000 (C03-A) : No building or special use record
0910100000 (C04-A) : No building or special use record
0910100000 (C05-A) : No building or special use record
0522300340 (C01-A) : No building or special use record
0526301010 (C01-A) : Use wall type LF not equal to floor 1 perim
0526301010 (C01-A) : Use wall type LF not equal to floor 2 perim
0526301010 (C01-A) : Use wall type LF not equal to floor 3 perim
0526350070 (C01-A) : Use wall type LF not equal to floor 1 perim
0526350070 (C01-A) : Use wall type LF not equal to floor 2 perim
0526350070 (C01-A) : Use wall type LF not equal to floor 3 perim
0526350080 (C01-A) : Use wall type LF not equal to floor 1 perim
0526350080 (C01-A) : Use wall type LF not equal to floor 2 perim
0526354084 (C01-A) : Use wall type LF not equal to floor 1 perim
0526354084 (C01-A) : Use wall type LF not equal to floor 2 perim
0526354084 (C01-A) : Use wall type LF not equal to floor 3 perim
0526354094 (C01-A) : Use wall type LF not equal to floor B perim
0526354094 (C01-A) : Use wall type LF not equal to floor B perim
0526354094 (C01-A) : Use wall type LF not equal to floor 1 perim
0526354094 (C01-A) : Use wall type LF not equal to floor 1 perim
0526354094 (C01-A) : Use wall type LF not equal to floor 1 perim
0526375020 (C01-A) : Total use SF not equal to floor 1 SF
0526375020 (C01-A) : Total framing SF not equal to floor 1 SF
0527127210 (C01-A) : No building or special use record
0527150045 (C01-A) : Total use SF not equal to floor 1 SF
0527150045 (C01-A) : Total framing SF not equal to floor 1 SF
0527200105 (C01-A) : No building or special use record
0527200205 (C01-A) : No building or special use record
0527200230 (C01-A) : No building or special use record
0527275066 (C01-A) : Total use SF not equal to floor B SF
0527275066 (C01-A) : Total framing SF not equal to floor B SF
0527275066 (C01-A) : Total use SF not equal to floor 1 SF
0527275066 (C01-A) : Total framing SF not equal to floor 1 SF
0527275067 (C01-A) : Total framing SF not equal to floor 1 SF
0527325120 (C01-A) : No building or special use record
0527355140 (C01-A) : No building or special use record
0527430025 (C01-A) : Use wall type LF not equal to floor 1 perim
0527430025 (C01-A) : Total use SF not equal to floor 1 SF
0527430025 (C01-A) : Total framing SF not equal to floor 1 SF
0527430025 (C01-A) : Use wall type LF not equal to floor 2 perim
0527455200 (C01-A) : Use wall type LF not equal to floor 1 perim
0527455200 (C01-A) : Use wall type LF not equal to floor 2 perim
0527475020 (C01-A) : Use wall type LF not equal to floor 1 perim
0527475020 (C01-A) : Use wall type LF not equal to floor 2 perim
0527475030 (C01-A) : Use wall type LF not equal to floor 1 perim
0527475030 (C01-A) : Use wall type LF not equal to floor 2 perim
0527475030 (C01-A) : Use wall type LF not equal to floor 3 perim
0527475040 (C01-A) : Use wall type LF not equal to floor 1 perim
0527475040 (C01-A) : Use wall type LF not equal to floor 2 perim
0527475040 (C01-A) : Use wall type LF not equal to floor 3 perim
0527475060 (C01-A) : Use wall type LF not equal to floor 1 perim
0527475060 (C01-A) : Total framing SF not equal to floor 1 SF
0527475060 (C02-A) : Use wall type LF not equal to floor 1 perim
0527475080 (C01-A) : Use wall type LF not equal to floor 1 perim
0527475080 (C01-A) : Total use SF not equal to floor 1 SF
0527475080 (C01-A) : Total framing SF not equal to floor 1 SF
0527475080 (C01-A) : Use wall type LF not equal to floor 2 perim
0527475080 (C01-A) : Total use SF not equal to floor 2 SF
0527475080 (C01-A) : Total framing SF not equal to floor 2 SF
0527475080 (C01-A) : Use wall type LF not equal to floor 3 perim
0527475080 (C01-A) : Total use SF not equal to floor 3 SF
0527475080 (C01-A) : Total framing SF not equal to floor 3 SF
0528261000 (C01-A) : Use wall type LF not equal to floor 1 perim
0528262010 (C01-A) : Total use SF not equal to floor 1 SF
0528262010 (C01-A) : Total framing SF not equal to floor 1 SF
0528262010 (C01-A) : Total use SF not equal to floor 2 SF
0528262010 (C01-A) : Total framing SF not equal to floor 2 SF
0528262020 (C02-A) : Total use SF not equal to floor 1 SF
0528262020 (C02-A) : Total framing SF not equal to floor 1 SF

0528262020(C02-A): Total use SF not equal to floor 2 SF
0528262020(C02-A): Total framing SF not equal to floor 2 SF
0528262030(C02-A): Total use SF not equal to floor 1 SF
0528262030(C02-A): Total framing SF not equal to floor 1 SF
0528262030(C02-A): Total use SF not equal to floor 2 SF
0528262030(C02-A): Total framing SF not equal to floor 2 SF
0528262040(C01-A): Total use SF not equal to floor 1 SF
0528262040(C01-A): Total framing SF not equal to floor 1 SF
0528262040(C01-A): Total use SF not equal to floor 2 SF
0528262040(C01-A): Total framing SF not equal to floor 2 SF
0528262050(C01-A): Total use SF not equal to floor 1 SF
0528262050(C01-A): Total framing SF not equal to floor 1 SF
0528262050(C01-A): Total use SF not equal to floor 2 SF
0528262050(C01-A): Total framing SF not equal to floor 2 SF
0528275001(C01-A): No building or special use record
0528275030(C01-A): No building or special use record
0528294080(C01-A): No building or special use record
0528490110(C01-A): Use wall type LF not equal to floor 1 perim
0528490110(C01-A): Use wall type LF not equal to floor 2 perim
0528490120(C01-A): Use wall type LF not equal to floor 1 perim
0528490120(C01-A): Use wall type LF not equal to floor 2 perim
0533100275(C01-A): No building or special use record
0533100400(C01-A): Total use SF not equal to floor 1 SF
0533100400(C01-A): Total framing SF not equal to floor 1 SF
0533200010(C01-A): No building or special use record
0533230010(C03-A): Use wall type LF not equal to floor 1 perim
0533230010(C03-A): Total use SF not equal to floor 1 SF
0533230010(C03-A): Total framing SF not equal to floor 1 SF
0533230010(C03-A): Use wall type LF not equal to floor 2 perim
0533230010(C03-A): Total use SF not equal to floor 2 SF
0533230010(C03-A): Total framing SF not equal to floor 2 SF
0533275000(C01-A): Total use SF not equal to floor 1 SF
0533275000(C01-A): Total framing SF not equal to floor 1 SF
0533275000(C02-A): Total use SF not equal to floor 1 SF
0533275000(C02-A): Total framing SF not equal to floor 1 SF
0533275000(C02-A): Total use SF not equal to floor 2 SF
0533275000(C02-A): Total framing SF not equal to floor 2 SF
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0533275000(C03-A): Total framing SF not equal to floor 1 SF
0533275000(C03-A): Total use SF not equal to floor 2 SF
0533275000(C03-A): Total framing SF not equal to floor 2 SF
0533275000(C04-A): Total use SF not equal to floor 1 SF
0533275000(C04-A): Total framing SF not equal to floor 1 SF
0533275000(C04-A): Total use SF not equal to floor 2 SF
0533275000(C04-A): Total framing SF not equal to floor 2 SF
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0533275000(C05-A): Total use SF not equal to floor 2 SF
0533275000(C05-A): Total framing SF not equal to floor 2 SF
0533275000(C06-A): Total use SF not equal to floor 1 SF
0533275000(C06-A): Total framing SF not equal to floor 1 SF
0533275000(C06-A): Total use SF not equal to floor 2 SF
0533275000(C06-A): Total framing SF not equal to floor 2 SF
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0533275000(C07-A): Total framing SF not equal to floor 1 SF
0533275000(C07-A): Total use SF not equal to floor 2 SF
0533275000(C07-A): Total framing SF not equal to floor 2 SF
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0533275000(C08-A): Total framing SF not equal to floor 1 SF
0533275000(C08-A): Total use SF not equal to floor 2 SF
0533275000(C08-A): Total framing SF not equal to floor 2 SF
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0533275000(C09-A): Total use SF not equal to floor 2 SF
0533275000(C09-A): Total framing SF not equal to floor 2 SF
0533275000(C10-A): Total use SF not equal to floor 1 SF
0533275000(C10-A): Total framing SF not equal to floor 1 SF
0533275000(C10-A): Total use SF not equal to floor 2 SF
0533275000(C10-A): Total framing SF not equal to floor 2 SF
0533275000(C11-A): Total use SF not equal to floor 1 SF
0533275000(C11-A): Total framing SF not equal to floor 1 SF
0533275000(C11-A): Total use SF not equal to floor 2 SF

0534227030(C01-A) : Use wall type LF not equal to floor 2 perim
0534227030(C01-A) : Total use SF not equal to floor 2 SF
0534227030(C01-A) : Total framing SF not equal to floor 2 SF
0534327000(C01-A) : Total use SF not equal to floor 1 SF
0534327000(C01-A) : Total framing SF not equal to floor 1 SF
0534350000(C01-A) : No building or special use record
0534375000(C01-A) : No building or special use record
0535100010(C01-A) : Use wall type LF not equal to floor B perim
0535100030(C01-A) : Use wall type LF not equal to floor 1 perim
0535100030(C01-A) : Use wall type LF not equal to floor 2 perim
0535100050(C03-A) : Total use SF not equal to floor 1 SF
0535100050(C03-A) : Total framing SF not equal to floor 1 SF
0535127000(C01-A) : No building or special use record
0535127001(C01-A) : No building or special use record
0535177140(C01-A) : No building or special use record
0535200000(C01-A) : No building or special use record
0535250000(C01-A) : Total use SF not equal to floor 1 SF
0535250000(C01-A) : Total framing SF not equal to floor 1 SF
0535250000(C01-A) : Total use SF not equal to floor 2 SF
0535250000(C01-A) : Total framing SF not equal to floor 2 SF
0535250000(C02-A) : Total use SF not equal to floor 1 SF
0535250000(C02-A) : Total framing SF not equal to floor 1 SF
0535275000(C01-A) : No building or special use record
0535325010(C01-A) : Total use SF not equal to floor 1 SF
0535325010(C01-A) : Total framing SF not equal to floor 1 SF
0903100000(C01-A) : Total use SF not equal to floor 1 SF
0903100000(C01-A) : Total framing SF not equal to floor 1 SF
0903100000(C02-A) : Total use SF not equal to floor 1 SF
0903100000(C02-A) : Total framing SF not equal to floor 1 SF
0903100000(C03-A) : Total use SF not equal to floor 1 SF
0903100000(C03-A) : Total framing SF not equal to floor 1 SF
0903100000(C04-A) : Total use SF not equal to floor 1 SF
0903100000(C04-A) : Total framing SF not equal to floor 1 SF
0903100000(C04-A) : Total use SF not equal to floor 2 SF
0903100000(C04-A) : Total framing SF not equal to floor 2 SF
0903100000(C04-A) : Total use SF not equal to floor 3 SF
0903100000(C04-A) : Total framing SF not equal to floor 3 SF
0903100000(C05-A) : Total use SF not equal to floor 1 SF
0903100000(C05-A) : Total framing SF not equal to floor 1 SF
0903100000(C05-A) : Total use SF not equal to floor 2 SF
0903100000(C05-A) : Total framing SF not equal to floor 2 SF
0903100000(C05-A) : Total use SF not equal to floor 3 SF
0903100000(C05-A) : Total framing SF not equal to floor 3 SF
0903100000(C06-A) : Total use SF not equal to floor 1 SF
0903100000(C06-A) : Total framing SF not equal to floor 1 SF
0903100000(C06-A) : Total use SF not equal to floor 2 SF
0903100000(C06-A) : Total framing SF not equal to floor 2 SF
0903100000(C06-A) : Total use SF not equal to floor 3 SF
0903100000(C06-A) : Total framing SF not equal to floor 3 SF
0903100000(C07-A) : Total use SF not equal to floor 1 SF
0903100000(C07-A) : Total framing SF not equal to floor 1 SF
0903100000(C07-A) : Total use SF not equal to floor 2 SF
0903100000(C07-A) : Total framing SF not equal to floor 2 SF
0903100000(C07-A) : Total use SF not equal to floor 3 SF
0903100000(C07-A) : Total framing SF not equal to floor 3 SF
0903100000(C08-A) : Total use SF not equal to floor 1 SF
0903100000(C08-A) : Total framing SF not equal to floor 1 SF
0903100000(C08-A) : Total use SF not equal to floor 2 SF
0903100000(C08-A) : Total framing SF not equal to floor 2 SF
0903100000(C08-A) : Total use SF not equal to floor 3 SF
0903100000(C08-A) : Total framing SF not equal to floor 3 SF
0903105000(C01-A) : No building or special use record
0909400000(C01-A) : No building or special use record
0909428250(C01-A) : No building or special use record
0909450010(C01-A) : No building or special use record
0909450020(C04-A) : No building or special use record
0910125020(C01-A) : No building or special use record
0910325000(C01-A) : No building or special use record
0910350000(C01-A) : No building or special use record
0910477005(C01-A) : No building or special use record
0913300025(C01-A) : No building or special use record
0913300210(C01-A) : No building or special use record

0914276100(C01-A): Use wall type LF not equal to floor 1 perim
0914453056(C01-A): No building or special use record
0914460005(C01-A): No building or special use record
0914474000(C01-A): No building or special use record
0914476100(C01-A): No building or special use record
0914479020(C01-A): Total use SF not equal to floor 1 SF
0914479020(C01-A): Total framing SF not equal to floor 1 SF
0916251020(C01-A): Total use SF not equal to floor 1 SF
0916251020(C01-A): Total framing SF not equal to floor 1 SF
0916254015(C01-A): Total use SF not equal to floor 1 SF
0916254015(C01-A): Total framing SF not equal to floor 1 SF
0916254020(C01-A): Total use SF not equal to floor 1 SF
0916254020(C01-A): Total framing SF not equal to floor 1 SF
0916480105(C01-A): Total framing SF not equal to floor 1 SF
0916480210(C01-A): No building or special use record
0923202100(C01-A): No building or special use record
0923230110(C01-A): Total use SF not equal to floor 2 SF
0923230110(C01-A): Total framing SF not equal to floor 2 SF
0531452165(C01-A): No building or special use record
0531453125(C01-A): No building or special use record
0531480010(C01-A): No building or special use record
0532352010(C01-A): Use wall type LF not equal to floor 2 perim
0532400000(C01-A): Total use SF not equal to floor 1 SF
0532400000(C01-A): Total framing SF not equal to floor 1 SF
0532400000(C01-A): Total use SF not equal to floor 2 SF
0532400000(C01-A): Total framing SF not equal to floor 2 SF
0532400000(C02-A): Total use SF not equal to floor 1 SF
0532400000(C02-A): Total framing SF not equal to floor 1 SF
0532400000(C03-A): Total use SF not equal to floor 1 SF
0532400000(C03-A): Total framing SF not equal to floor 1 SF
0532400000(C04-A): Total use SF not equal to floor 1 SF
0532400000(C04-A): Total framing SF not equal to floor 1 SF
0532400000(C05-A): Total use SF not equal to floor 1 SF
0532400000(C05-A): Total framing SF not equal to floor 1 SF
0904101155(C01-A): Use wall type LF not equal to floor B perim
0904101165(C01-A): Use wall type LF not equal to floor B perim
0905100010(C01-A): Total use SF not equal to floor 1 SF
0905100010(C01-A): Total framing SF not equal to floor 1 SF
0905200055(C02-A): Use wall type LF not equal to floor 1 perim
0905302000(C01-A): No building or special use record
0905302000(C02-A): Total use SF not equal to floor 1 SF
0905302000(C02-A): Total framing SF not equal to floor 1 SF
0905353010(C01-A): Use wall type LF not equal to floor B perim
0905450010(C01-A): Total use SF not equal to floor 1 SF
0905450010(C01-A): Total framing SF not equal to floor 1 SF
0906220025(C01-A): Total use SF not equal to floor 2 SF
0906220025(C01-A): Total framing SF not equal to floor 2 SF
0906220025(C02-A): Total use SF not equal to floor 2 SF
0906220025(C02-A): Total framing SF not equal to floor 2 SF
0906225060(C01-A): Use wall type LF not equal to floor 2 perim
0906225120(C01-A): Use wall type LF not equal to floor 1 perim
0906225120(C01-A): Use wall type LF not equal to floor 2 perim
0906225120(C02-A): Use wall type LF not equal to floor 1 perim
0906230040(C01-A): No building or special use record
0907140001(C01-A): No building or special use record
0907140002(C01-A): No building or special use record
0907201035(C01-A): No building or special use record
0907201105(C01-A): No building or special use record
0907202180(C01-A): No building or special use record
0907225010(C01-A): Use wall type LF not equal to floor B perim
0907228070(C01-A): No building or special use record
0907228120(C03-A): Use wall type LF not equal to floor 2 perim
0907228120(C03-A): Use wall type LF not equal to floor 3 perim
0907228120(C04-A): Use wall type LF not equal to floor 2 perim
0907228120(C04-A): Use wall type LF not equal to floor 3 perim
0907295145(C01-A): Use wall type LF not equal to floor B perim
0907295145(C01-A): Total use SF not equal to floor B SF
0907295145(C01-A): Total framing SF not equal to floor B SF
0907295145(C01-A): Total use SF not equal to floor 1 SF
0907295145(C01-A): Total framing SF not equal to floor 1 SF
0908103110(C01-A): Total framing SF not equal to floor 1 SF
0908103130(C01-A): Total use SF not equal to floor 1 SF

0908103130(C01-A): Total framing SF not equal to floor 1 SF
0908103130(C01-A): Total use SF not equal to floor 2 SF
0908103130(C01-A): Total framing SF not equal to floor 2 SF
0908103130(C01-A): Total use SF not equal to floor 3 SF
0908103130(C01-A): Total framing SF not equal to floor 3 SF
0908103140(C02-A): No building or special use record
0908103200(C01-A): No building or special use record
0908125080(C01-A): Use wall type LF not equal to floor 1 perim
0908125080(C01-A): Total use SF not equal to floor 1 SF
0908125080(C01-A): Total framing SF not equal to floor 1 SF
0908150100(C01-A): No building or special use record
0908201090(C01-A): No building or special use record
0908303000(C01-A): Use wall type LF not equal to floor B perim
0908303000(C01-A): Use wall type LF not equal to floor 1 perim
0908303000(C01-A): Use wall type LF not equal to floor 2 perim
0908303000(C03-A): Use wall type LF not equal to floor 1 perim
0908303000(C03-A): Use wall type LF not equal to floor 1 perim
0908325190(C02-A): No building or special use record
0908325200(C01-A): No building or special use record
0908353020(C01-A): Use wall type LF not equal to floor 3 perim
0908355031(C01-A): Total use SF not equal to floor 1 SF
0908355031(C01-A): Total framing SF not equal to floor 1 SF
0908355031(C01-A): Total use SF not equal to floor 2 SF
0908355031(C01-A): Total framing SF not equal to floor 2 SF
0908384060(C01-A): Total framing SF not equal to floor 1 SF
0908384060(C01-A): Total framing SF not equal to floor 2 SF
0908384060(C01-A): Total framing SF not equal to floor 3 SF
0909100010(C01-A): No building or special use record
0909103060(C01-A): No building or special use record
0917105032(C01-A): Total use SF not equal to floor 1 SF
0917105032(C01-A): Total framing SF not equal to floor 1 SF
0917105032(C01-A): Use wall type LF not equal to floor 2 perim
0917105032(C01-A): Total use SF not equal to floor 2 SF
0917105032(C01-A): Total framing SF not equal to floor 2 SF
0917110000_CondoProject(C01-A): No building or special use record
0917110000_CondoProject(C02-A): No building or special use record
0917110000_CondoProject(C03-A): No building or special use record
0534455130(C02-A): Use wall type LF not equal to floor B perim
0534455130(C02-A): Total use SF not equal to floor B SF
0534455130(C02-A): Total framing SF not equal to floor B SF
0534455130(C02-A): Use wall type LF not equal to floor 1 perim
0534455130(C02-A): Total use SF not equal to floor 1 SF
0534455130(C02-A): Total framing SF not equal to floor 1 SF
0534455130(C02-A): Use wall type LF not equal to floor 2 perim
0534455130(C02-A): Total use SF not equal to floor 2 SF
0534455130(C02-A): Total framing SF not equal to floor 2 SF
0534455130(C05-A): Total use SF not equal to floor 1 SF
0534455130(C05-A): Total framing SF not equal to floor 1 SF
0535381070(C01-A): Total use SF not equal to floor 1 SF
0535381070(C01-A): Total framing SF not equal to floor 1 SF
0535381070(C01-A): Total use SF not equal to floor 2 SF
0535381070(C01-A): Total framing SF not equal to floor 2 SF
0535383010(C01-A): No building or special use record
0535427080(C01-A): Total use SF not equal to floor 1 SF
0535427080(C01-A): Total framing SF not equal to floor 1 SF
0535477200(C01-A): No building or special use record
0902131010(C01-A): Use wall type LF not equal to floor 2 perim
0902131030(C01-A): Total use SF not equal to floor 2 SF
0902131030(C01-A): Total framing SF not equal to floor 2 SF
0902207240(C01-A): No building or special use record
0902225010(C01-A): No building or special use record
0902306100(C01-A): No building or special use record
0902306150(C01-A): Use wall type LF not equal to floor B perim
0902306165(C01-A): No building or special use record
0902306170(C01-A): No building or special use record
0902306180(C01-A): No building or special use record
0902326090(C01-A): Use wall type LF not equal to floor B perim
0902326090(C01-A): Use wall type LF not equal to floor 1 perim
0902326090(C01-A): Use wall type LF not equal to floor 1 perim
0902327150(C01-A): No building or special use record
0902328130(C01-A): Use wall type LF not equal to floor 1 perim
0902328130(C01-A): Use wall type LF not equal to floor 2 perim

0902405090 (C02-A) : Use wall type LF not equal to floor B perim
0902425010 (C01-A) : No building or special use record
0902425020 (C01-A) : No building or special use record
0902425030 (C01-A) : No building or special use record
0903235060 (C01-A) : Total use SF not equal to floor 1 SF
0903235060 (C01-A) : Total framing SF not equal to floor 1 SF
0903235060 (C01-A) : Total use SF not equal to floor 2 SF
0903235060 (C01-A) : Total framing SF not equal to floor 2 SF
0903235060 (C01-A) : Total use SF not equal to floor 3 SF
0903235060 (C01-A) : Total framing SF not equal to floor 3 SF
0903235065 (C01-A) : No building or special use record
0903235070 (C01-A) : No building or special use record
0903235090 (C01-A) : No building or special use record
0903235110 (C01-A) : Total use SF not equal to floor 1 SF
0903235110 (C01-A) : Total framing SF not equal to floor 1 SF
0903235110 (C01-A) : Total use SF not equal to floor 2 SF
0903235110 (C01-A) : Total framing SF not equal to floor 2 SF
0903235110 (C01-A) : Total use SF not equal to floor 3 SF
0903235110 (C01-A) : Total framing SF not equal to floor 3 SF
0903325010 (C01-A) : No building or special use record
0903325020 (C01-A) : No building or special use record
0904100210 (C01-A) : Total framing SF not equal to floor 1 SF
0904101135 (C01-A) : No building or special use record
0910125010 (C01-A) : No building or special use record
0910126010 (C01-A) : No building or special use record
0910175000 (C01-A) : No building or special use record
0910202150 (C01-A) : No building or special use record
0910203240 (C01-A) : No building or special use record
0910227000 (C01-A) : No building or special use record
0910275000 (C01-A) : No building or special use record
0910301000 (C01-A) : No building or special use record
0910301000 (C02-A) : No building or special use record
0910301000 (C03-A) : No building or special use record
0910301000 (C04-A) : No building or special use record
0910301000 (C05-A) : No building or special use record
0911128050 (C01-A) : Total use SF not equal to floor B SF
0911128050 (C01-A) : Total framing SF not equal to floor B SF
0911128050 (C01-A) : Total use SF not equal to floor 1 SF
0911128050 (C01-A) : Total framing SF not equal to floor 1 SF
0911128080 (C01-A) : Total use SF not equal to floor B SF
0911128080 (C01-A) : Total framing SF not equal to floor B SF
0911128080 (C01-A) : Use wall type LF not equal to floor 1 perim
0911128080 (C01-A) : Total use SF not equal to floor 1 SF
0911128080 (C01-A) : Total framing SF not equal to floor 1 SF
0911128080 (C01-A) : Use wall type LF not equal to floor 2 perim
0911128080 (C01-A) : Total use SF not equal to floor 2 SF
0911128080 (C01-A) : Total framing SF not equal to floor 2 SF
0911175210 (C01-A) : No building or special use record
1007100015 (C01-A) : No building or special use record
0533250220 (C01-A) : No building or special use record
0904101170 (C01-A) : No building or special use record
0533205140 (C01-A) : No building or special use record
0527104001_CondoProject (C01-A) : No building or special use record
0527104001_CondoProject (C02-A) : No building or special use record
0527104001_CondoProject (C03-A) : No building or special use record
0527104001_CondoProject (C04-A) : No building or special use record
0527104001_CondoProject (C05-A) : No building or special use record
0527104001_CondoProject (C06-A) : No building or special use record
0527104001_CondoProject (C07-A) : No building or special use record
0527104001_CondoProject (C08-A) : No building or special use record
0527104001_CondoProject (C09-A) : No building or special use record
0527104001_CondoProject (C10-A) : No building or special use record
0527104001_CondoProject (C11-A) : No building or special use record
0527104001_CondoProject (C12-A) : No building or special use record
0527104001_CondoProject (C13-A) : No building or special use record
0527104001_CondoProject (C14-A) : No building or special use record
0527104001_CondoProject (C15-A) : No building or special use record
0527104001_CondoProject (C16-A) : No building or special use record
0527104001_CondoProject (C17-A) : No building or special use record
0527104001_CondoProject (C18-A) : No building or special use record
0527104001_CondoProject (C19-A) : No building or special use record
0527104001_CondoProject (C20-A) : No building or special use record

0909201275_CondoProject (C01-A) : No building or special use record

0526354094 (C01-A): Use wall type LF not equal to floor B perim
0526354094 (C01-A): Use wall type LF not equal to floor B perim
0526354094 (C01-A): Use wall type LF not equal to floor 1 perim
0526354094 (C01-A): Use wall type LF not equal to floor 1 perim
0526354094 (C01-A): Use wall type LF not equal to floor 1 perim
0527435040 (C01-A): Use wall type LF not equal to floor 1 perim
0527435060 (C01-A): Use wall type LF not equal to floor 1 perim
0527435060 (C01-A): Use wall type LF not equal to floor 1 perim
0527476009 (C01-A): Total framing SF not equal to floor 2 SF
0527476035 (C01-A): Use wall type LF not equal to floor 1 perim
0528275001 (C01-A): No building or special use record
0528474000 (C01-A): No building or special use record
0528474095 (C01-A): Total framing SF not equal to floor 1 SF
0528474125 (C01-A): Total framing SF not equal to floor 1 SF
0528492080 (C01-A): Use wall type LF not equal to floor 1 perim
0528492080 (C01-A): Use wall type LF not equal to floor 1 perim
0528492080 (C01-A): Use wall type LF not equal to floor 2 perim
0528492090 (C01-A): Use wall type LF not equal to floor 1 perim
0528492090 (C01-A): Use wall type LF not equal to floor 2 perim
0528492145 (C01-A): Total framing SF not equal to floor 1 SF
0528492305 (C01-A): No building or special use record
0528492307 (C01-A): No building or special use record
0528492308 (C01-A): No building or special use record
0531475035 (C01-A): Use wall type LF not equal to floor 1 perim
0531475035 (C01-A): Total framing SF not equal to floor 2 SF
0531475058 (C02-A): Total framing SF not equal to floor 1 SF
0531475058 (C03-A): Total framing SF not equal to floor 1 SF
0531475058 (C04-A): Total framing SF not equal to floor 1 SF
0531475070 (C01-A): Use wall type LF not equal to floor 1 perim
0531475070 (C01-A): Use wall type LF not equal to floor 1 perim
0531475080 (C01-A): Total framing SF not equal to floor 1 SF
0533204020 (C01-A): Use wall type LF not equal to floor 1 perim
0533204020 (C01-A): Total framing SF not equal to floor 1 SF
0533204030 (C01-A): Total framing SF not equal to floor 1 SF
0533204040 (C01-A): Total framing SF not equal to floor 1 SF
0533227085 (C01-A): Use wall type LF not equal to floor 1 perim
0533227090 (C02-A): No building or special use record
0533227091 (C01-A): Total framing SF not equal to floor 1 SF
0533227185 (C01-A): Total framing SF not equal to floor 2 SF
0533227999 (C01-A): Total framing SF not equal to floor 1 SF
0534227090 (C03-A): Total framing SF not equal to floor 1 SF
0534227140 (C01-A): Use wall type LF not equal to floor 1 perim
0534300001 (C01-A): No building or special use record
0535250001 (C01-A): No building or special use record
0536465020 (C01-A): Total framing SF not equal to floor 1 SF
0536470040 (C01-A): Total framing SF not equal to floor 1 SF
0536480030 (C01-A): Total use SF not equal to floor 1 SF
0536480030 (C01-A): Total framing SF not equal to floor 1 SF
0536480050 (C01-A): Use wall type LF not equal to floor 1 perim
0536480050 (C01-A): Use wall type LF not equal to floor 1 perim
0536480050 (C01-A): Use wall type LF not equal to floor 1 perim
0536480050 (C01-A): Total framing SF not equal to floor 1 SF
0536480050 (C01-A): Use wall type LF not equal to floor 2 perim
0536480050 (C01-A): Total framing SF not equal to floor 2 SF
0536482010 (C01-A): Total framing SF not equal to floor 1 SF
0536482025 (C01-A): Total framing SF not equal to floor 1 SF
0536484020 (C01-A): Use wall type LF not equal to floor B perim
0536484030 (C01-A): No building or special use record
0594010039 (C01-A): No building or special use record
0631350010 (C01-A): Use wall type LF not equal to floor 1 perim
0631350010 (C01-A): Use wall type LF not equal to floor 1 perim
0631350010 (C01-A): Use wall type LF not equal to floor 3 perim
0631370020 (C02-A): Total framing SF not equal to floor 1 SF
0901200025 (C01-A): Total framing SF not equal to floor 1 SF
0901200027 (C01-A): Total framing SF not equal to floor 1 SF
0901225010 (C01-A): Total framing SF not equal to floor 1 SF
0901225020 (C01-A): Total framing SF not equal to floor 1 SF
0901225050 (C01-A): Use wall type LF not equal to floor 1 perim
0901225050 (C01-A): Total framing SF not equal to floor 1 SF
0901225070 (C01-A): Total framing SF not equal to floor 1 SF

0901450110 (C02-A): Total framing SF not equal to floor 1 SF
0901450110 (C02-A): Total framing SF not equal to floor M1 SF
0901450110 (C03-A): Total framing SF not equal to floor 1 SF
0901475030 (C01-A): Total framing SF not equal to floor 1 SF
0901475030 (C02-A): Total framing SF not equal to floor 1 SF
0901475040 (C01-A): Total framing SF not equal to floor 1 SF
0901475050 (C02-A): Total framing SF not equal to floor 1 SF
0901475050 (C03-A): Total framing SF not equal to floor 1 SF
0901475060 (C01-A): Total framing SF not equal to floor 1 SF
0901475060 (C02-A): Total framing SF not equal to floor 1 SF
0901475060 (C03-A): Total framing SF not equal to floor 1 SF
0901475060 (C04-A): Total framing SF not equal to floor 1 SF
0901475080 (C01-A): Total framing SF not equal to floor 1 SF
0901476030 (C01-A): Total framing SF not equal to floor 1 SF
0901476040 (C01-A): Total framing SF not equal to floor 1 SF
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0901477030 (C01-A): Total framing SF not equal to floor 1 SF
0901477040 (C01-A): Use wall type LF not equal to floor 1 perim
0901477040 (C01-A): Total framing SF not equal to floor 1 SF
0901477065 (C01-A): Use wall type LF not equal to floor 1 perim
0901477065 (C01-A): Use wall type LF not equal to floor 1 perim
0901477065 (C01-A): Total framing SF not equal to floor 1 SF
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0901477075 (C01-A): Use wall type LF not equal to floor 1 perim
0901477075 (C01-A): Use wall type LF not equal to floor 1 perim
0901477075 (C01-A): Use wall type LF not equal to floor 1 perim
0901477075 (C01-A): Use wall type LF not equal to floor 1 perim
0901477075 (C01-A): Total framing SF not equal to floor 1 SF
0901477075 (C02-A): Total framing SF not equal to floor 1 SF
0901477085 (C01-A): Use wall type LF not equal to floor 1 perim
0901477085 (C01-A): Use wall type LF not equal to floor 1 perim
0901477085 (C01-A): Use wall type LF not equal to floor 1 perim
0901477085 (C01-A): Use wall type LF not equal to floor 1 perim
0901477085 (C01-A): Use wall type LF not equal to floor 1 perim
0901477085 (C01-A): Total framing SF not equal to floor 1 SF
0901477085 (C02-A): Total framing SF not equal to floor 1 SF
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0901477095 (C01-A): Total framing SF not equal to floor 1 SF
0901477115 (C01-A): Total framing SF not equal to floor 1 SF
0901477115 (C02-A): Total framing SF not equal to floor 1 SF
0901477120 (C01-A): Use wall type LF not equal to floor 1 perim
0901477120 (C02-A): Total framing SF not equal to floor 1 SF
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0901477160 (C01-A): No building or special use record
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0901477165 (C02-A): No building or special use record
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0901479030 (C01-A): Total framing SF not equal to floor 1 SF
0902127200 (C01-A): Total use SF not equal to floor 2 SF
0902127200 (C01-A): Total framing SF not equal to floor 2 SF
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0902132060 (C01-A): Use wall type LF not equal to floor 1 perim
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0902133020 (C01-A): Use wall type LF not equal to floor 2 perim
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0902331110 (C01-A): Total framing SF not equal to floor B SF
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0902353070 (C01-A): No building or special use record
0902353180 (C01-A): No building or special use record
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0902354070 (C01-A): No building or special use record

0902355005(C01-A): Total framing SF not equal to floor 1 SF
0902355100(C04-A): Total framing SF not equal to floor 1 SF
0902355130(C02-A): Total use SF not equal to floor 1 SF
0902355130(C02-A): Total framing SF not equal to floor 1 SF
0902355150(C01-A): No building or special use record
0902355150(C02-A): Total use SF not equal to floor 1 SF
0902355150(C02-A): Total framing SF not equal to floor 1 SF
0902356070(C01-A): Use wall type LF not equal to floor B perim
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0902356180(C01-A): Use wall type LF not equal to floor 1 perim
0902356180(C01-A): Use wall type LF not equal to floor 1 perim
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0902358010(C01-A): No building or special use record
0902358060(C01-A): Use wall type LF not equal to floor 1 perim
0902358060(C01-A): Use wall type LF not equal to floor 1 perim
0902358070(C01-A): Use wall type LF not equal to floor B perim
0902358070(C01-A): Total use SF not equal to floor B SF
0902358070(C01-A): Total framing SF not equal to floor B SF
0902358180(C01-A): Total framing SF not equal to floor 1 SF
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0902377045(C01-A): Total framing SF not equal to floor 1 SF
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0902377080(C01-A): Total use SF not equal to floor 1 SF
0902377080(C01-A): Total framing SF not equal to floor 1 SF
0902377080(C01-A): Use wall type LF not equal to floor 2 perim
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0902378100(C01-A): Use wall type LF not equal to floor 2 perim
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0902452020(C01-A): Total framing SF not equal to floor B SF
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0902452030(C01-A): Use wall type LF not equal to floor 1 perim
0902452030(C01-A): Total use SF not equal to floor 1 SF
0902452030(C01-A): Total framing SF not equal to floor 1 SF
0902452030(C02-A): Total framing SF not equal to floor 1 SF
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0902452050(C01-A): Total framing SF not equal to floor 1 SF
0902452050(C02-A): Use wall type LF not equal to floor 1 perim
0902452050(C02-A): Total framing SF not equal to floor 1 SF
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0902453015(C02-A): Total framing SF not equal to floor 1 SF
0902455010(C01-A): Use wall type LF not equal to floor 1 perim
0902455010(C01-A): Total framing SF not equal to floor 1 SF

0902455020(C01-A): Total framing SF not equal to floor 1 SF
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0903235110(C01-A): Total framing SF not equal to floor 2 SF
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0903235110(C01-A): Total framing SF not equal to floor 3 SF
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0903478070(C01-A): Use wall type LF not equal to floor B perim
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0903478070(C03-A): Total framing SF not equal to floor 1 SF
0903478070(C03-A): Use wall type LF not equal to floor 2 perim
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0903479030(C01-A): No building or special use record
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0903482005(C01-A): Total framing SF not equal to floor 1 SF
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0903482020(C01-A): Use wall type LF not equal to floor 1 perim
0903482020(C01-A): Use wall type LF not equal to floor 1 perim
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0903482040(C01-A): No building or special use record
0903482065(C01-A): Use wall type LF not equal to floor 1 perim
0903482070(C01-A): Total framing SF not equal to floor 1 SF
0903483020(C01-A): Total framing SF not equal to floor 1 SF
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0903483055(C01-A): Total framing SF not equal to floor 1 SF
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0904352055(C01-A): Use wall type LF not equal to floor 1 perim
0904353010(C01-A): No building or special use record
0904353020(C01-A): No building or special use record
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0904353120(C01-A): Total framing SF not equal to floor 1 SF
0904353210(C01-A): No building or special use record

0904353220(C01-A): No building or special use record
0905302000(C01-A): No building or special use record
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0905302000(C02-A): Total framing SF not equal to floor 1 SF
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0905451250(C01-A): Use wall type LF not equal to floor 1 perim
0905476050(C01-A): Use wall type LF not equal to floor 1 perim
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0906477160(C01-A): Total use SF not equal to floor B SF
0906477160(C01-A): Total framing SF not equal to floor B SF
0906477160(C01-A): Use wall type LF not equal to floor 1 perim
0906477170(C01-A): Total framing SF not equal to floor 1 SF
0906477200(C02-A): Total framing SF not equal to floor 1 SF
0906477200(C03-A): Total framing SF not equal to floor 1 SF
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0908125095(C01-A): Total framing SF not equal to floor 1 SF
0908125095(C02-A): Total framing SF not equal to floor 1 SF
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0908126040(C01-A): Total use SF not equal to floor 1 SF
0908126040(C01-A): Total framing SF not equal to floor 1 SF
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0908200030(C01-A): Total framing SF not equal to floor 1 SF
0909102505(C01-A): Total framing SF not equal to floor 1 SF
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0909125070(C01-A): No building or special use record
0909125080(C01-A): No building or special use record
0909126070(C01-A): Use wall type LF not equal to floor 2 perim
0909126090(C01-A): Use wall type LF not equal to floor B perim
0909126310(C01-A): No building or special use record
0909127675(C01-A): Total use SF not equal to floor 1 SF
0909127675(C01-A): Total framing SF not equal to floor 1 SF
0909128050(C01-A): Total framing SF not equal to floor 1 SF
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0909131255(C01-A): Use wall type LF not equal to floor 1 perim
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0909200058(C01-A): No building or special use record
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0909202215(C01-A): Use wall type LF not equal to floor 1 perim
0910475010(C01-A): No building or special use record
0910475030(C01-A): No building or special use record
0910477005(C01-A): No building or special use record
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0911100115(C02-A): Use wall type LF not equal to floor 1 perim
0911101025(C02-A): Use wall type LF not equal to floor 1 perim
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0911125110(C01-A): Use wall type LF not equal to floor 1 perim
0911125110(C01-A): Total framing SF not equal to floor 1 SF
0911125110(C01-A): Use wall type LF not equal to floor 2 perim
0911125110(C01-A): Total framing SF not equal to floor 2 SF
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0911127030(C01-A): No building or special use record
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0911129090(C01-A): Total framing SF not equal to floor B SF
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0911175125(C01-A): Use wall type LF not equal to floor 1 perim
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0911326015(C01-A): Use wall type LF not equal to floor 1 perim
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0911326050(C01-A): Total use SF not equal to floor 1 SF
0911326050(C01-A): Total framing SF not equal to floor 1 SF

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0911375105 (C01-A): Total framing SF not equal to floor 1 SF
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0911400090 (C01-A): Use wall type LF not equal to floor 1 perim
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0912201090 (C01-A): Total framing SF not equal to floor 1 SF
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0914451085 (C01-A): Use wall type LF not equal to floor 1 perim
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1018100040(C02-A): No building or special use record
1018100150(C02-A): Total framing SF not equal to floor 1 SF

Commercial Plan Index

Please initial in the sign out column if removing a plan from the Inspection Office

Address	Project Name	Drawer	Permit #	Signed out
13th St. East 2801	Kum and Go		3	11665-19
16th St. South 301	site,façade,demising walls		12	11275-19
16th St. South 301 #101	5 Below		12	11625-19
16th St. South 301 #102	Petsmart		15	12590-20
16th St. South 305	site,façade,demising walls		12	11274-19
16th St. Southeast 1810	Spring hills		12	9078-19
17th St S- 311	Courtyard Mariott		4	5365-18
6th St. 100	Fredrich Addition		5	9297-19
6th St. 1325	Brookside Park		1	12401-20
Agate Ave. 3217	Garages		11	10724-19
Agate Ave. 3319	Garages		11	10494-19
Agate Ave. 3401	Garages		11	10491-19
Airport Rd. 123	Ames Ford		5	11552-19
Amethyst 3216	Garages		11	10726-19
Amethyst 3322	Garages		11	9990-19
Amethyst 3402	Garages		11	9989-19
Ash Ave. 224	TKE Frat.		15	12835-20
Buckeye Ave. 1505	site,façade,demising walls		12	10631-19
Buckeye Ave. 1505 #101	Homegoods	ON TOP		11623-19
Buckeye Ave. 1505 #102	ULTA Beauty		3	12784-20
Chamberlain St. 2530	Planned Parenthood		15	12619-20
Dayton Ave. 1725	Colorbiotics		2	12907-20
Dayton Ave. 616	DSM nutrition		9	12135-19
Dayton Ave. 900	Dust collector remodel		1	10862-19
Duff Ave S-3505	Church Addition		1	4244-18
Duff Ave South 320	Target	ON TOP		11738-19
Duff Ave. 1111	MGMC 6th floor		10	9278-19
Duff Ave. 1111	MGMC Birthways		13	12338-20
Duff Ave. 2500	Inis Grove RR		3	12834-20
Duff Ave. South 1530	Availa Bank		4	12988-20
Eisenhower- 3611	Church Remodel		8	6832-18
Graham St. 2700	Neighbors		1	11629-19
Grand Ave 2801	Façade phase 2		7	11070-19
Grand Ave.	B Bops		5	10747-19
Gray 138	Acacia		5	9551-19
Isaac Newton Dr. 2108 #101	Kum and Go		4	12778-20
Isacc Newton- 2111	Staybridge		7	6869-18
Isacc Newton Dr. 2120	El Azteca		8	11106-19
Isacc Newton Dr. 2125	Home 2 by Hilton	TOP		10282-19
Lincoln Way -3326 #104	interior shell		8	5077-18
Lincoln Way 3705	Carwash		10	10918-19
Main St. 316	Old Main		5	12374-20
Main St. 404	Remodel		1	10181-19
Main St. 526	CornBred		2	9172-19

- FF / 12452-20

Commercial Plan Index

Please initial in the sign out column if removing a plan from the Inspection Office

Address Project Name Drawer Permit # Signed out

Northcrest Pky. 2300	Skilled Nursing		14	8595-19
Northcrest Pky. 2300	remodel		14	8593-19
Northcrest Pky. 2300	Garages		14	7762-18
Northcrest Pky. 2305	Independent Living		14	8596-19
Northcrest Pky. 2310	Assisted Living		14	8594-19
Peridot Ave. 3214	60 unit Apartment		11	10490-19
Peridot Ave. 3215	60 unit Apartment		11	10495-19
Peridot Ave. 3320	60 unit Apartment		9	9304-19
Peridot Ave. 3321	ft/found		9	10179-19
Peridot Ave. 3321	60 unit Apartment		9	10213-19
Ridgewood Ave. 1801	High School	ON TOP		10107-19
Sondrol-302	New warehouse		1	
South Duff Ave. 535 #102	AT&T		5	10434-19
South Kellogg Ave.	Old Chicago		1	10461-19
Stange Rd.	Memory Care		8	10833-19
Twain Cir. 4529	Creek View Apt.		4	11355-19
Walnut Ave. South 308	3 plex		4	12738-20
West Crystal 200	Bricktowne clubhouse		11	10047-19

Kitty Hawk Dr 125 Overflow Thrift store 2 12849-20

Philadelphia St. 2211 HPC Spec building 2 13144-20

Jewel Dr. 3521 Mitchell Elementary 15 13092-20

Duff Ave. 2500 Mr. nckle Playground 1 13172-20

Welch Ave 303 Stomping Grounds 2 13378-20

Grand Ave 2925 Shell building 5 11160-19

4th St. North 901 MetroNet 1 13525-20

Grand Ave 2925 #101 Starbucks 8 13501-20

E 20th St. 401 Homewood 7 13994-20

SE 16th St. 2635 Sherwin Williams 4 13652-20

DUFF AVE 1111 Behavior Health 11 14131-20

Lincoln Way 539 Jersey Mike's 3 14074-20

Lincoln Way 2320 Kum & Go 6 14245-20

Lincoln Way 3407 Dollar General-Demo 1 14657-20

Buckeye Ave. 1311 Unit A MetroNet. 9 14723-20

N. University Blvd 601 Cycle 6 14717-20

E LINCOLN WAY 2305 RES Development 3 14893-20

E LINCOLN WAY 3311 Barilla conveyor 1 15027-20



Roisen, Julie <julie.roisen@iowa.gov>

Consolidated Condos

1 message

Henschel, Lisa <lisa.henschel@cityofames.org>
To: Julie Roisen <julie.roisen@iowa.gov>
Cc: "Swaim, Brenda" <brenda.swaim@cityofames.org>

Fri, Aug 20, 2021 at 10:22 AM

When grouped by the owner's name and map id, I have 7582 condos that are in 253 MapIds owned by the same entity.

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, [515 Clark Avenue](#) | Ames, IA 50010

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 **ConsolidateCondoMultiParcelSales.xlsx**
29K



Roisen, Julie <julie.roisen@iowa.gov>

RE: Consolidated Condos

1 message

Henschel, Lisa <lisa.henschel@cityofames.org> Wed, Aug 25, 2021 at 2:40 PM
To: "Roisen, Julie" <julie.roisen@iowa.gov>, "Schildroth, Deb" <deb.schildroth@cityofames.org>
Cc: "Swaim, Brenda" <brenda.swaim@cityofames.org>

Attached are those parcels classed as co-ops where the MailOwnerName is the same for multiple parcels. If all of the owners agree, it will reduce 78 parcels to 24.

Thanks!

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Friday, August 20, 2021 10:30 AM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Swaim, Brenda <brenda.swaim@cityofames.org>
Subject: Re: Consolidated Condos

[External Email]

thank you

On Fri, Aug 20, 2021 at 10:23 AM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

When grouped by the owner's name and map id, I have 7582 condos that are in 253 MapIds owned by the same entity.

Lisa Henschel

Database Manager

lisa.henschel@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa Department of Revenue

www.iowa.gov/tax | (515) 661-7240 | [Click here](#) to tell us about our customer service.

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 **ConsolidateCoops.xlsx**
11K

MailOwnerName	alternateid	cnt
Condominiums that can possibly be combined		
RBG PROPERTIES LC	0527427290	12
TRAN, THUONG HOAI MAI	0527430015	12
TURN KEY INVESTMENTS LLC	0527430035	28
CARR RENTALS	0527430050	12
ADVENTURE INVESTMENTS LLC	0527430060	12
ORION PARTNERS LC	0527435010	12
ORION PARTNERS LC	0527435020	12
ORION PARTNERS LC	0527435030	12
GRAYHAWK APARTMENTS, LLC	0528261000	120
JAMM FAM LLC	0528262010	12
TIVERTON COURT APARTMENTS LLC	0528262020	12
T & S TIVERTON PROPERTIES LLC	0528262030	12
TIVERTON COURT APARTMENTS LLC	0528262040	12
INTEGRITY DEVEL GROUP LLC	0528262050	12
CCRC OF AMES LLC	0528400115	146
SOMERSET APARTMENT INVESTORS LLC	0528484010	8
SOMERSET APARTMENT INVESTORS LLC	0528484020	8
SOMERSET APARTMENT INVESTORS LLC	0528484030	8
2804 STANGE LLC	0528484040	8
DAYTON PARK LLC	0528488010	8
MUNN, H L LUMBER COMPANY	0528488020	8
HL MUNN LUMBER COMPANY	0528488030	8
MUNN, H L LUMBER CO	0528488040	8
BOURKE MANAGEMENT GROUP LLC	0528488050	8
CJY ASPEN LLC	0528488060	10
R K AND F LLC	0528490090	2
RK AND F LLC	0528490090	8
R K AND F LLC	0528490100	10
IDAHO-SOMERSET FURMAN LLC	0528490110	10
IDAHO-SOMERSET FURMAN LLC	0528490120	10
T H F LLC	0528490130	10
BOURKE MANAGEMENT GROUP LLC	0528492010	8
REAL ESTATE MANAGEMENT ASSOCIATES	0528492020	8
SOMERSET APARTMENT INVESTORS LLC	0528493010	8
SOMERSET APARTMENT INVESTORS LLC	0528493020	8
SOMERSET APARTMENT INVESTORS LLC	0528493030	8
JNG INVESTMENTS LLC	0528493040	10
ASPEN VILLAGE 2516 LLC	0528493050	10
RBG PROPERTIES LC	0528493060	8
HUNZIKER PROPERTIES LLC	0528495001	24
DEH LLC	0528495002	24
HESTED-CORNWELL LC	0531480020	18
2725 NORTHRIDGE PARKWAY LLC	0533202081	16
2805 NORTHRIDGE PARKWAY LLC	0533202081	16
2815 NORTHRIDGE PARKWAY LLC	0533202081	16

MailOwnerName	alternateid	cnt
Condominiums that can possibly be combined		
2627 KENT LLC	0533227016	28
IDAHO-SOMERSET FURMAN LLC	0533227020	18
RK AND F LLC	0533227037	16
IDAHO-SOMERSET FURMAN LLC	0533227040	12
FRIEDRICH, R & SONS INC	0533227050	12
SOMERSET APARTMENT INVESTORS LLC	0533227060	12
FURMAN CORP	0533227070	12
TURN KEY INVESTMENTS LLC	0533227145	16
FLATIRON LOFTS LLC	0533227195	3
KENT AVENUE 2636 LLC	0533230010	12
RBG PROPERTIES LC	0533230010	36
FRIEDRICH, ROBERT K JR & TERRY	0533230070	20
FARRELL, DAVID THOMAS	0533352001	2
JACOB, KENNETH F	0533352001	2
ELKHORN RIVER INVESTMENTS LLC	0902136155	12
JENSEN, DAVID H & KIMBERLY I	0902333105	12
FIFTH STREET 313 LC	0902375035	4
TOWN CENTRE APARTMENTS LLC	0903476015	12
HESTED-CORNWELL LC	0904302137	32
WEST STREET LOFTS LC	0904302185	14
HESTED-CORNWELL LC	0904303075	15
HESTED-CORNWELL LC	0904303235	17
W-S PROPERTIES LLC	0904351015	20
SUITES ON CAMPUS LC	0904351115	9
HARGRAVE LLC	0904351145	20
RANDALL CORPORATION	0904352015	18
HYLAND HEIGHTS APARTMENTS LLC	0904352090	8
STEAMBOAT LLC	0904352120	16
125 HYLAND AVENUE LC	0904352135	13
RBG PROPERTIES LC	0904352256	18
CAMPUS POINTE LLC	0904352285	24
HYLAND HEIGHTS APARTMENTS LLC	0904353075	27
RANDALL CORPORATION	0904353145	17
HUNZIES 4 LLC	0904353175	8
WESTWOOD CONDOMINIUMS LC	0905376160	16
HAVERKAMP PROPERTIES INC	0905378065	36
W-S PROPERTIES LLC	0905451244	9
ADVENTURE INVESTMENTS LLC	0905451248	9
WESTSTAR FITCH LLC	0907226010	34
WESTSTAR APARTMENTS LLC	0907226020	36
HUNZIKER PROPERTY MGMT	0907230001	2
TM INVESTMENTS LLC	0907295145	12
CUI, JUN	0907295175	2
J & S REALTY LLC	0907295175	3
MACKENZIE, CAMERON A	0907295175	2

MailOwnerName	alternateid	cnt
Condominiums that can possibly be combined		
MARKLEY, CARL	0907295175	2
PLEASANT HILL PROPERTIES LLC	0907295175	2
WEINREICH, MICHELLE E	0907295175	2
MEGA BRILLIANT INC	0907295190	6
TWAIN PROPERTIES LC	0907295200	5
GW LAND HOLDINGS LLC	0907300200	180
GW LAND HOLDINGS LLC	0907300240	120
JENSEN DEVELOPMENT CORPORATION	0907425090	18
STEINBECK LC	0907425115	56
AL-MANI LLC	0907428015	2
AMES ESTATES LLC	0907428015	2
JUAREZ, ANTHONY JON & DEBRA KRISTINE	0907428015	2
MENDEL, LORI	0907428015	2
TUTTLE, BENJAMIN J	0907428015	2
JENSEN DEVELOPMENT CORPORATION	0907430035	14
FPA6 UNIVERSITY WEST LLC	0907430060	4
CARL ESTATES LLC	0907430080	4
CARL ESTATES LLC	0907430090	4
FPA6 UNIVERSITY WEST LLC	0907430105	8
JENSEN DEVELOPMENT CORPORATION	0907440010	60
JENSEN DEVELOPMENT CORPORATION	0907440030	42
JENSEN DEVELOPMENT CORPORATION	0907440055	56
JENSEN DEVELOPMENT CORPORATION	0907440080	60
JENSEN DEVELOPMENT CORPORATION	0907445015	36
HAVERKAMP, BRENT A 1/2	0907445020	8
FPA6 UNIVERSITY WEST LLC	0907445030	4
FPA6 UNIVERSITY WEST LLC	0907445045	8
RSS CSAIL2016-C5-IA VA LLC	0907450010	144
HAVERKAMP PROPERTIES INC	0907460020	325
WEST TOWNE FLATS LC	0907465005	35
HENDRICKSON, EDWARD & MARY REV TRUST	0908101030	8
G W COLLEGE PARK LLC	0908103140	85
WINDSOR TWG LP	0908131000	145
JENSEN FIVE LC	0908132030	12
JENSEN FIVE LC	0908132040	12
JENSEN FIVE LC	0908132055	36
HOLLAND, RANDY & VALLI	0908208011	22
GLT INVESTMENTS LLC	0908226045	11
COCONINO 1305 LLC	0908353010	84
HEALTH CARE REIT	0908355015	4
MARVIN F POER & CO	0908355015	60
FPA6 UNIVERSITY WEST LLC	0908355025	96
FPA6 UNIVERSITY WEST LLC	0908360010	104
FPA6 UNIVERSITY WEST LLC	0908360015	51
FPA6 UNIVERSITY WEST LLC	0908360025	66

MailOwnerName	alternateid	cnt
Condominiums that can possibly be combined		
1209 MAYFIELD LC	0908376010	18
ALEXANDER LC	0908376020	60
ALEXANDER LC	0908376030	60
DAYTON PARK LLC	0908376045	80
1210 WALTON LC	0908380010	18
ALEXANDER LC	0908380020	36
ALEXANDER LC	0908380030	36
ALEXANDER LC	0908380040	36
RIVERVIEW APARTMENTS OF AMES LLC	0908380050	36
HUNZIKER, ERBEN & MARGARET HUNZIKER APARTM	0908384010	12
HOLLAND APARTMENTS LC	0908384020	12
ALEXANDER LC	0908384030	12
ALEXANDER LC	0908384040	12
HUNZIES 4 LLC	0908384050	12
OAKVIEW APARTMENTS LC	0908384060	12
OAKVIEW APARTMENTS LC	0908384070	12
HENZE, DARYL K TRUST	0908384080	12
HOLLAND APARTMENTS LC	0908384090	12
HUNZIKER, ERBEN & MARGARET HUNZIKER APARTM	0908384100	12
CHAMBERLAIN LLC	0909126255	57
CAMPUS PLAZA LC	0909126265	46
ACC MANAGEMENT	0909127095	96
RANDALL, SCOTT E	0909128040	8
ACC MANAGEMENT	0909128115	45
RANDALL CORPORATION	0909128205	23
THOEN, TYLER C & KIM A	0909129001	2
STRITZEL APARTMENTS LC	0909130090	5
CLOCK TOWER PLACE LLC	0909131035	11
ACC MANAGEMENT	0909131065	22
CAMPUS INVESTORS IS LLC	0909131065	2
ACC MANAGEMENT	0909131095	18
ACC MANAGEMENT	0909131145	22
ACC MANAGEMENT	0909131193	12
SOUTH CAMPUS LC	0909176105	24
CRAWFORD AMES LLC	0909178080	2
HENDRICKSON, EDWARD TRUSTEE	0909178195	12
HENDRICKSON, EDWARD & MARY REVOC TRUST	0909178225	15
444 WELCH AVENUE LC	0909178275	17
STRITZEL APARTMENTS LC	0909178325	28
GD LINCOLN WAY LLC	0909200035	96
CYCLONE INNS LLC	0909200048	83
CARDINAL TERRACE LLC	0909201035	17
SOUTH CAMPUS LC	0909201115	29
ACC MANAGEMENT	0909201275	58
ACC MANAGEMENT	0909202205	15

MailOwnerName	alternateid	cnt
Condominiums that can possibly be combined		
FIRST PROPERTY MANAGEMENT OF AMES	0909226085	20
FIRST PROPERTY MANAGEMENT OF AMES	0909229001	59
1525 LITTLE BLUE STEM LC	0909456001	5
PELDS, AIVARS	0909456001	2
PELDS, AIVARS LEO	0909456001	6
SMITH, JONATHAN D H	0909460001	2
ACA STADIUM VIEW STUDENT HOUSING DST	0910251020	198
HOMETOWN SELECT LLC	0910275085	39
COHRON INVESTMENT COMPANY	0910280020	12
ASSET CAMPUS HOUSING	0910477010	178
CAMPUS CREST AT AMES LLC	0910477010	38
LAVERNE APARTMENTS LIMITED PTR	0910480010	62
REAL ESTATE SERVICE GROUP INC	0911102080	4
HAVERKAMP PROPERTIES INC	0911102125	18
SOUTH WALNUT 218 AMES LC	0911102145	18
FOREST PARK PROPERTIES LLC	0911103105	16
GREENBUSH PROPERTIES LLC	0911104090	5
ROBESON, DANIEL T	0911128070	5
SOUTH SHERMAN 219 LC	0911129065	14
PIN & BUR OAK LLC	0911129145	16
FOREST PARK PROPERTIES LLC	0911145020	24
HOLLAND, RANDALL R & VALLI J 1/2	0911150110	18
ANCHOR LLC	0911150145	24
MULLENBACH PROPERTIES LLC	0911175295	15
TAILWIND 1854 MADISON LLC	0914105080	96
TAILWIND 1854 MADISON LLC	0914115060	99
PIERCE COMPANY II INC	0914276100	45
PIERCE COMPANY II INC	0914276200	44
PIERCE COMPANY II INC	0914276300	31
PIERCE COMPANY II INC	0914276400	69
CRYSTAL COVE AMES LLC	0914448400	63
IOWA CRYSTAL LLC	0914450095	98
ASSET CAMPUS HOUSING	0915225025	222
BURNET, GEORGE V	0916252001	2
GREEN HILLS RESIDENTS' ASSOCIATION	0916252001	2
GREEN HILLS HEALTH CARE CENTER	0916252002	16
CARDINAL SOUTH LLC	0916375010	12
2715 BOBCAT LLC	0916375020	12
DASH LLC	0916376010	12
FRIEDRICH, R & SONS INC	0916376020	12
FRIEDRICH, R & SONS INC	0916376030	12
FTG INVESTMENTS LLC	0916376040	12
BOBCAT DRIVE 2618 LC	0916376050	12
BOBCAT DRIVE 2600 LC	0916376060	12
WESSEX LLC	0916482001	294

MailOwnerName	alternateid	cnt
Condominiums that can possibly be combined		
RIDGE AT FOUNTAINVIEW LC, THE	0917106010	36
RIDGE AT FOUNTAINVIEW LC, THE	0917106020	24
RIDGE AT FOUNTAINVIEW LC, THE	0917108010	48
RIDGE AT FOUNTAINVIEW LC, THE	0917108020	48
RIDGE AT FOUNTAINVIEW LC, THE	0917108030	48
RIDGE AT FOUNTAINVIEW LC, THE	0917110000	24
DEH LLC	0921250010	12
BMG-IA, LLC	0921250020	12
BMG-IA LLC	0921250030	12
MULLENBACH PROPERTIES LLC	0921250040	12
MULLENBACH PROPERTIES LLC	0921250050	12
VILLAGE PARK LLC	0921260010	8
VILLAGE PARK LLC	0921260020	8
RIP ASSETS LLC	0921260030	8
SELECT RENTALS LC	0921260040	8
AURORA HEIGHTS LLC	0921270020	72
AURORA HEIGHTS LLC	0921270030	72
BRICKTOWNE AMES LC	0923120010	60
BRICKTOWNE AMES LC	0923120020	60
BRICKTOWNE AMES LC	0923120030	60
BRICKTOWNE AMES LC	0923120040	60
BRICKTOWNE AMES LC	0923120050	72
BRICKTOWNE AMES LC	0923120060	72
215 JEWEL DR LC	0923200035	8
JEWEL DRIVE 203 LC	0923200045	8
JEWELL DRIVE 108 LC	0923202230	23
IOWA JEWEL LLC	0923202240	<u>16</u>
Total possible to be combined		7582

MailOwnerName	parcels
Cooperatives that can possibly be combined	
2322 STORM STREET LC	3
BEEDLE CO-OP INC	2
BOCK PROPERTY MGMT	2
BRAUN, CHARLES	2
COLLEGE CREEK COOPERATIVE HOUSING ASSOCIATION	3
EDGEWOOD PARK COOPERATIVE INC	20
FOREST PARK COOP HOUSING ASSOC	2
FURMAN CORPORATION	3
GROVE, LAD	5
HILLCREST COOPERATIVE HOUSING	3
HYLAND HEIGHTS I COOPERATIVE HOUSING ASSOCIATION	2
HYLAND HEIGHTS II COOPERATIVE HOUSING ASSOCIATION	2
J & L SORENSON ENTERPRISES COOPERATIVE ASSOCIATION II	2
KASSIS, MARK & TERRY LOWMAN	3
LENCE, SERGIO HORACIO	2
LINCOLN EDGE CO-OP INC	3
MELROSE PARK COOPERATIVE HOUSING ASSOCIATION	6
POLO RUN COOPERATIVE HOUSING ASSOCIATION	2
ROSEWOOD COOP APTS INC	2
SABINO, SEAN	3
SIERRA REALTY AND MANAGEMENT	2
SQUAW CREEK CO-OP INC	2
WESTERN HILLS COOPERATIVE HOUSING ASSOCIATION	<u>2</u>
Total possible to be combined	78

Iowa Department of REVENUE

Hoover State Office Building
1305 East Walnut Street
Des Moines, IA 50319

tax.iowa.gov

Date: August 9, 2021

To: Ames City Assessor Staff

Re: Data request # 4 Missing data or information

From: J.G. Roisen MA, CAE, Division Administrator Local Government Services

Due Date: Week of August 9th negotiate deadline and responsible party

Received: August 18, 2021

4. Property records and disparate or missing information
 - a. Commercial records 682 where there is missing data
 - i. Please provide a list of the 682 parcel records referenced
Please see DR4a_CommercialDataIntegrityReport.pdf. NOTE: Many are the same parcel listed multiple times for different reasons (i.e. once for each floor of the building). All are Commercial buildings, including condominium complexes. Condominiums were the last building segment needing to be entered into Proval.
 - ii. Please be prepared to review the CAMA system information with me on the 19th.
Even if I were given sufficient time, I'm unsure how to prepare. Current staff has not really worked on commercially-priced parcels outside of the land tab and attempting to defend the values of some parcels.
 - iii. Please be prepared to provide supporting documentation in regard to the valuations of these records assuming it exists in a separate format **Can demonstrate how to retrieve documents stored in Laserfiche and attached to the parcels.**
 - iv. Please be prepared to review the "boxes" of commercial plans or projects that are "unopened". If this information is contained in an alternate separate format please be prepared to demonstrate this as well. **These are physical plans we have saved on site, due to our storage shed being razed last year, the Assessor not being on site much of 2020, and the Inspections Department purging plans. Brenda Swaim thought it would be best to hang onto them until someone (new Assessor and/or an intern) had a chance to go through them to ensure the data had been captured. After someone has affirmed the data is in the system or entered it in the system, we need to notify the Ames History Museum, and they will pick them up.**
 - b. Residential condos

- i. Please be prepared to review the CAMA system information with me on the 19th. **Condominiums are a mixed bag. Some are in the Microsolve CAMA system; some were formerly apartments buildings and converted to condos, so they were entered into the Proval CAMA system; others were valued using an Excel worksheet and have no sketch in Proval.**
- ii. Please be prepared to provide supporting documentation in regard to the valuation methods and documentation of these records assuming it exists in a separate format. **The worksheet may or may not be scanned/digitally attached to the parcel. We do not have all documents attached, as we've only been attaching documents in our document management system for about a year. If not attached, the file will need to be digitally located. I believe Dan can help with this.**
- c. Data integrity
 - i. There are 848 referenced records with "data integrity" issues. If you are aware of what this is in reference to please provide insight and a list of the 848 parcel records. **I believe this is the same list provided for DR4a; if it's not, I have no idea what is being referred to.**
 - ii. Please be prepared to show any CAMA information or the location of documentation of these records.
- d. There are 731 referenced records with no sketch in the CAMA system. Please be prepared to identify a list of which records these are in reference to. **Please reference DR4d_SketchDataEdit.txt.**
 - i. If data documentation for any of these records exists in an alternate format please be prepared to provide this information
- e. Parcels with no land value 126 and not exempt
 - i. Please be prepared to provide a list of records in regard to the parcels in question and address the lack of land value. **Please reference DR4e_ParcelsWithNoLandValue.xlsx.**
 - ii. If alternative data documentation exists please be prepared to provide
 - iii. If these are buildings on leased land please provide information
- f. Exempt parcels 711
 - i. 316 with no land valuation; please be prepared to provide what information exists on these records and a list of the parcels. **I believe these have been addressed as part of the other requests.**
 - ii. 395 with no sketch; please be prepared to provide what information exists on these records and a list of the parcels. **I believe these have been addressed as part of the other requests.**
- g. Reference to 16 pages of parcels with building permits where information has not been recorded in CAMA system
 - i. Please provide a list of the permits. **Please reference DR4g_PermitsNotInProval.xlsx.**
 1. What assessment year are the permits associated to? **2021**
 2. Have they been incorporated into the CAMA system at this time? **No; they are scheduled on a regular basis – either monthly or quarterly.**
 3. What action has been taken to keep current with the permits within the CAMA system. **They are kept up regularly, based on the schedule we set**

forth when the COA implemented EnerGov as their permitting software. Lisa can expound on this if you have further questions.

4. If the permits are applicable to the 2021 assessment, were inspections completed and valuations done for these 16 pages for the 2021 assessment? **I'm not familiar with the 16 pages being referenced, and I'm unaware of any permits that weren't addressed.**
 - ii. Please be prepared to review the permits with me on the 19th and review the CAMA system records in regard to these permits
 - iii. If alternative data documentation exists please be prepared to provide and explain to me how new construction is managed. **There is a Permits Report within the Proval CAMA system.**
 - iv. Please be prepared to discuss and show documentation for permitted new construction for 2022 and how it is being managed. **Tyler real estate system (INCODE 10) recently rolled up to 2022; we've not yet done any 2022 work. We have not yet rolled up our CAMA systems.**



Roisen, Julie <julie.roisen@iowa.gov>

RE: Commercial Sketches by Neighborhood

1 message

Henschel, Lisa <lisa.henschel@cityofames.org> Tue, Aug 24, 2021 at 2:17 PM
 To: "Roisen, Julie" <julie.roisen@iowa.gov>
 Cc: "Swaim, Brenda" <brenda.swaim@cityofames.org>, "Schildroth, Deb" <deb.schildroth@cityofames.org>

From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Tuesday, August 24, 2021 1:31 PM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Swaim, Brenda <brenda.swaim@cityofames.org>; Schildroth, Deb <deb.schildroth@cityofames.org>
Subject: Re: Commercial Sketches by Neighborhood

[External Email]

Can you please confirm the following:

- 1. 09-16-200-065 has a sketch and if it is taxable

I didn't find that one. Which report is it from?

- 2. 09-15-200-075 has a sketch and if it is taxable

Mobile home park. Sketch has multiple extensions with data on C01, C02, C03, but not C04, C05, C06, C07 . It has taxable value.

- 3. 09-15-275-015 has a sketch and if it is taxable

Lumber Yard. Sketches for extensions C01, C02, C03. No sketches for C04 and C05. Has taxable value.

- 4. 09-16-425-090 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. No valuation documents in Laserfiche other than SalesVerification.

- 5. 09-16-428-050 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. Has sketch in PermitsPlans document, with value information.

- 6. 09-22-100-030 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods - appears to have a minimum assessment agreement

Has taxable value. Has valuation document as part of informal appeal.

- 7. 09-22-150-015 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods

Has blob instead of sketches. Has taxable value. Has valuation worksheet.

- 8. 09-12-100-015 has a sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. No spreadsheets in Laserfiche.

9. 09-12-476-077 no sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. Has cost letter and rough sketch. Valuation document as part of BOR appeal.

10. 20-06-400-275 no sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

This Parcel id is wrong.

11. 10-07-310-050 no sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods (it appears to be a partial value for 2021)

Has taxable value. Has valuation worksheet.

12. 09-11-175-045 has a sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. Has no valuation worksheet.

If you could answer these questions it would be helpful.

Thank you,

Jewels

On Thu, Aug 19, 2021 at 3:25 PM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



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**Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa
Department of Revenue**

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Roisen, Julie <julie.roisen@iowa.gov>

RE: Commercial Sketches by Neighborhood

1 message

Henschel, Lisa <lisa.henschel@cityofames.org> Tue, Aug 24, 2021 at 2:21 PM
 To: "Roisen, Julie" <julie.roisen@iowa.gov>
 Cc: "Swaim, Brenda" <brenda.swaim@cityofames.org>, "Schildroth, Deb" <deb.schildroth@cityofames.org>

From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Tuesday, August 24, 2021 1:42 PM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Swaim, Brenda <brenda.swaim@cityofames.org>; Schildroth, Deb <deb.schildroth@cityofames.org>
Subject: Re: Commercial Sketches by Neighborhood

[External Email]

13. 09-08-225-015 please confirm this property has spreadsheets that provide valuation methodology

Has valuation worksheet.

14. 09-09-226-140 a newly constructed fraternity with no sketch but that this property has spreadsheets that provide valuation methodology

Has valuation worksheet

15. 09-17-110-000 is a condo with no sketch but can you please provide information that this property has spreadsheets that provide valuation methodology

Has cost letter

Thank you,

Jewels

Thank yo,

On Thu, Aug 19, 2021 at 3:25 PM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa Department of Revenue

www.iowa.gov/tax | (515) 661-7240 | [Click here](#) to tell us about our customer service.

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Roisen, Julie <julie.roisen@iowa.gov>

RE: Commercial Sketches by Neighborhood

1 message

Henschel, Lisa <lisa.henschel@cityofames.org> Mon, Aug 30, 2021 at 11:40 AM
To: "Roisen, Julie" <julie.roisen@iowa.gov>
Cc: "Swaim, Brenda" <brenda.swaim@cityofames.org>, "Schildroth, Deb" <deb.schildroth@cityofames.org>

09-15-200-025 still isn't correct.

10-06-400-275 is taxable and has no valuation worksheet. It was annexed in 2017.

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, [515 Clark Avenue](#) | Ames, IA 50010

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From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Friday, August 27, 2021 7:29 AM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Swaim, Brenda <brenda.swaim@cityofames.org>; Schildroth, Deb <deb.schildroth@cityofames.org>
Subject: Re: Commercial Sketches by Neighborhood

[External Email]

My mistake on the 1st one - Parcel should be 09-15-200-025 and # 10 Parcel should be 10-06-400-275. Thanks much

On Tue, Aug 24, 2021 at 2:17 PM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Tuesday, August 24, 2021 1:31 PM

To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Swaim, Brenda <brenda.swaim@cityofames.org>; Schildroth, Deb <deb.schildroth@cityofames.org>
Subject: Re: Commercial Sketches by Neighborhood

[External Email]

Can you please confirm the following:

- 1. 09-16-200-065 has a sketch and if it is taxable

I didn't find that one. Which report is it from?

- 2. 09-15-200-075 has a sketch and if it is taxable

Mobile home park. Sketch has multiple extensions with data on C01, C02, C03, but not C04, C05, C06, C07 . It has taxable value.

- 3. 09-15-275-015 has a sketch and if it is taxable

Lumber Yard. Sketches for extensions C01, C02, C03. No sketches for C04 and C05. Has taxable value.

- 4. 09-16-425-090 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. No valuation documents in Laserfiche other than SalesVerification.

- 5. 09-16-428-050 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. Has sketch in PermitsPlans document, with value information.

- 6. 09-22-100-030 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods - appears to have a minimum assessment agreement

Has taxable value. Has valuation document as part of informal appeal.

- 7. 09-22-150-015 does not have a sketch, if it is taxable and if there are spreadsheets that provide valuation methods

Has blob instead of sketches. Has taxable value. Has valuation worksheet.

- 8. 09-12-100-015 has a sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. No spreadsheets in Laserfiche.

- 9. 09-12-476-077 no sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. Has cost letter and rough sketch. Valuation document as part of BOR appeal.

- 10. 20-06-400-275 no sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

This Parcel id is wrong.

- 11. 10-07-310-050 no sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods (it appears to be a partial value for 2021)

Has taxable value. Has valuation worksheet.

- 12. 09-11-175-045 has a sketch in ProVal, if it is taxable and if there are spreadsheets that provide valuation methods

Has taxable value. Has no valuation worksheet. State of Iowa Mail - RE_ Commercial Sketches by Neighborhood_verifying parcels JGR

If you could answer these questions it would be helpful.

Thank you,

Jewels

On Thu, Aug 19, 2021 at 3:25 PM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa Department of Revenue

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--

**Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa
Department of Revenue**

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Residential Sketch Data Edit Report -- 08/17/2021

Parcel 0908360025_CondoProject (C01-A): Empty sketch.
Parcel 0908360025_CondoProject (C02-A): Empty sketch.
Parcel 0908360025_CondoProject (C03-A): Empty sketch.
Parcel 0908360025_CondoProject (C04-A): Empty sketch.
Parcel 0908360025_CondoProject (C05-A): Empty sketch.
Parcel 0630300000 (C01-A): Empty sketch.
Parcel 0908450000 (C01-A): Empty sketch.
Parcel 0908475000 (C01-A): Empty sketch.
Parcel 0909375000 (C01-A): Empty sketch.
Parcel 0909375000 (C02-A): Empty sketch.
Parcel 0909375000 (R01-A): Empty sketch.
Parcel 0914400000 (C01-A): Empty sketch.
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Parcel 0902450025 (C01-A): Empty sketch.
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Parcel 0527104001_CondoProject (C22-A): Empty sketch.
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Parcel 0527376050(R01-A): Exterior feature WDDK(130SF) not sketched.
Parcel 0534251010(R01-A): Sketched ext feat CONCP(204SF) not in data.
Parcel 0534251010(R01-A): Exterior feature CONCP(207SF) not sketched.
Parcel 0903202140(R01-A): Sketched ext feat CONCP(380SF) not in data.
Parcel 0903202140(R01-A): Exterior feature CONCP(300SF) not sketched.
Parcel 0903425300 (R01-A): Empty sketch.
Parcel 0902205100(R01-A): Outbuilding 02 not sketched.
Parcel 0908102190(R01-A): Sketched ext feat CONCP(280SF) not in data.
Parcel 0908102190(R01-A): Sketched ext feat CONCP(58SF) not in data.
Parcel 0908225140(R01-A): Sketched ext feat CONCP(391SF) not in data.
Parcel 0905100080(R01-A): Outbuilding 01 not sketched.
Parcel 0905225010(R01-A): Sketched ext feat WDDK(132SF) not in data.
Parcel 0905225010(R01-A): Exterior feature WDDK(13SF) not sketched.
Parcel 0905230000 (C01-A): Empty sketch.
Parcel 0907185040(R01-A): Sketched ext feat WDDK(208SF) not in data.
Parcel 0907185040(R01-A): Exterior feature WDDK(192SF) not sketched.
Parcel 0522135140(R01-A): Exterior feature OFP(157SF) not sketched.
Parcel 0522135140(R01-A): Sketched ext feat OFP(168SF) not in data.
Parcel 0522135140(R01-A): Sketched ext feat CONCP(194SF) not in data.
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Parcel 0522205180(R01-A): Sketched ext feat OFP-S/(198SF) not in data.
Parcel 0522205180(R01-A): Exterior feature OFP-S(198SF) not sketched.
Parcel 0522205180(R01-A): Sketched ext feat CONCP(317SF) not in data.
Parcel 0522205180(R01-A): Sketched ext feat OFP(96SF) not in data.
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Parcel 0527145090(R01-A): Exterior feature EFP(83SF) not sketched.
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Parcel 0527183050(R01-A): Sketched ext feat WDDK/(67SF) not in data.
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Residential Sketch Data Edit Report -- 08/19/2021

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Residential Sketch Data Edit Report -- 08/19/2021

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Residential Sketch Data Edit Report -- 08/19/2021

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Residential Sketch Data Edit Report -- 08/19/2021

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Residential Sketch Data Edit Report -- 08/19/2021

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Residential Sketch Data Edit Report -- 08/19/2021

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Residential Sketch Data Edit Report -- 08/19/2021

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0527450300	0527450300	R	R 110	BRIARDALE SQUARE HOMES ASSOC
0528275001	0528275030	C	C 945	WESTERN PCS CORPORATION
0531475121	0531475122	M	M 108	FIRST PROPERTY MANAGEMENT
0534300001	0534300010	C	C 945	DUFF & PHELPS
0535250001	0535250000	C	C 945	TOWERCO IV LLC
0535353140	0535353140	R	C 010	AMES, CITY OF
0594010010	0594010010	C	C 946	UNITE PRIVATE NETWORKS LLC
0594010039	0912225070	C	C 946	MEDIACOM COMMUNICATIONS CO
0901225225	0901225225	C	C 990	FEDELER, WILLIAM
0901400015	0901400015	C	C 990	FEDELER, WILLIAM
0902358081	0902358080	C	C 960	LAMAR ADVERTISING CO
0902358151	0902358150	C	C 960	LAMAR ADVERTISING CO
0902407000	0902407000	R	R 015	AMES, CITY OF
0902450041	0902450040	C	C 960	CK OUTDOOR
0902476031	0902476035	C	C 945	SPRINT SPECTRUM LP SITE DM03XC20
0902476032	0902476035	C	C 945	SPECTRASITE COMMUNICATIONS
0903235045	0903235045	R	R 015	AMES, CITY OF
0903325001	0903105000	C	C 945	US WEST CELLULAR
0905376500	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376505	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376510	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376515	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376520	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376525	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376530	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376535	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376540	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376545	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376550	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376555	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376560	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376565	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376570	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905376575	0905376160	R	R 220	WESTWOOD CONDOMINIUMS LC
0905451271	0905451275	C	C 540	FRANCHISE REALTY INTERSTATE MCDON
0907300106	0907300105	C	C 945	SPRINT SPECTRUM LP SITE DM62XC22
0908300125	0908300001	R	R 305	DORY, JEANNETTE M
0908300183	0908300001	R	R 305	LUNDE, PAUL D
0909103060	0909103060	R	R 010	AMES, CITY OF
0909200058	0909200046	C	C 945	WESTERN PCS CORPORATION
0909226056	0909226055	M	M 106	AMES PHI KAPPA BUILDING CO
0910275001	0910275000	C	C 945	DUFF & PHELPS
0911127021	0911127020	C	C 945	TOWERCO IV LLC
0911176046	0911176045	C	C 280	RYAN TAX COMPLIANCE SERVICES, LLC

ParcelNumber	AlternateId	ropertyClas	SubClass	MailOwnerName
0911176047	0911176045	C	C 200	AUTOZONE INC
0911176048	0911176045	C	C 520	TEXAS ROADHOUSE
0911200091	0911200090	C	C 960	LAMAR ADVERTISING CO
0911325046	0911325045	C	C 960	LAMAR ADVERTISING OF WATERLOO
0911450152	0911450010	R	R 300	DANIELSEN, KAY ANN
0911450154	0911450010	R	R 300	FLUMMERFELT INC
0911450164	0911450025	R	R 300	PIXLEY, WENDY
0911450165	0911450025	R	R 300	RITTGERS, HAROLD
0911450169	0911450025	R	R 300	HUTTON, LARRIE VAN
0911450171	0911450025	R	R 300	CRANDALL, JOSEPH & BRITTANY
0911450173	0911450025	R	R 300	INGRAM, FRIEDA
0911450175	0911450025	R	R 300	KALSEM, RALPH & SANDRA
0911450177	0911450025	R	R 300	HELLAND, ALLAN C & VIRGINIA
0912125001	0912125000	C	C 960	LAMAR ADVERTISING CO
0914105001	0914115060	C	C 960	LAMAR ADVERTISING CO
0914126031	0914126030	C	C 960	BENSON MOTOR INC OR BENSON LP
0914225011	0914225010	C	C 960	LAMAR ADVERTISING
0915200305	0915200075	R	R 095	WHEELER, MATILYN
0915230086	0915230020	R	R 300	LOWE, RICK
0915230094	0915230020	R	R 300	TUSCHEN, JEROME
0915230095	0915230020	R	R 300	KELLY, DEVIN REID & LISA MARIE
0915230096	0915230020	R	R 300	KUNZMAN, DAN & PAM
0915230099	0915230020	R	R 300	BEISCH, JEFFREY
0915230102	0915230020	R	R 300	SMITH, JEFFREY L
0915230103	0915230020	R	R 300	SMITH, JOHN PAUL & MARCIA MARLE
0915230106	0915230020	R	R 300	RYAN, LISA
0915230107	0915230020	R	R 300	TINKLENBERG, CAEDEN & REBECCA
0915230111	0915230020	R	R 300	LEE, REBECCA L
0915230114	0915230020	R	R 300	COOPER, SHERRY J
0915230119	0915230020	R	R 300	THOMPSON, SCOTT & DEE
0915230123	0915230020	R	R 300	TANG, PING-CHUEN ANDREW
0915230124	0915230020	R	R 300	RYAN, MATT
0915230126	0915230020	R	R 300	HERRICK, JANET M
0915230130	0915230020	R	R 300	JACKSON, JOLYN DEANNE
0915230133	0915230020	R	R 300	MEISINGER, DAVID
0915230136	0915230020	R	R 300	STREET, JANE
0915230150	0915230020	R	R 300	BOUSSON, LORI
0915230151	0915230020	R	R 300	VEALE, TIM & KELLIE
0915230154	0915230020	R	R 300	HALL, GARY ALAN
0915230163	0915230020	R	R 300	SOMMER-KOVRT, TAYLOR
0915230164	0915230020	R	R 300	BILL, STEVEN
0915230165	0915230020	R	R 300	PIMLOTT, DOROTHY
0915230166	0915230020	R	R 300	BASTIN, BENJAMIN & SUPUNSA
0915230167	0915230020	R	R 300	WESLEY, GREG
0915230168	0915230020	R	R 300	FOGARTY, BRENT
0915230174	0915230020	R	R 300	SMEENK, JEROD & SARITA

ParcelNumber	AlternateId	ropertyClas	SubClass	MailOwnerName
0915230188	0915230020	R	R 300	JORGENSON, MARLIN
0915230200	0915230020	R	R 300	KLEIN, SUE M
0915230201	0915230020	R	R 300	PASHEK, SHANE
0915230202	0915230020	R	R 300	MCBROOM, JINA
0915230203	0915230020	R	R 300	BERGMAN, COSETTE MARIE
0915230204	0915230020	R	R 300	HUBBARD, MCKENZIE
0915230205	0915230020	R	R 300	SHOWERS, KIRK WILLIAM
0915230207	0915230020	R	R 300	STOKES, KEVIN
0915230212	0915230020	R	R 300	HUNTER, MAXINE
0915230213	0915230020	R	R 300	THOMPSON, JEAN MARIE
0915275006	0915275005	C	C 960	CK OUTDOOR
0915400009	0915400002	C	C 990	HOLDEN, DIANA & ROBERT TRUSTEES
0915400011	0915400002	C	C 990	AUGUSTINE, KENNETH L
0915400012	0915400002	C	C 990	VIKING AVIATION CORPORATION OF
0915400013	0915400002	C	C 990	AUKES, BRIAN
0915400014	0915400002	C	C 990	SOMMERFELD, CRAIG A-CTR
0915400015	0915400002	C	C 990	KIRSCHMAN, KIM
0915400016	0915400002	C	C 990	KIRSCHMAN, KIM
0915400017	0915400002	C	C 990	KIRSCHMAN, KIM
0916252011	0916252001	C	C 945	GREEN HILLS RESIDENTS' ASSOCIATION
0994010039	0912225070	C	C 946	MEDIACOM COMMUNICATIONS CO
0994010040	0994010040	C	C 946	UNITE PRIVATE NETWORKS LLC
1007125031	1007125030	C	C 960	LAMAR ADVANTAGAE GP COMPANY L
1007162006	1007162005	C	C 945	US CELLULAR
1007300085	1007300023	R	R 300	LYON, JACE
1007300115	1007300050	R	R 300	BOOMS, DONALD D & LISA J
1007300280	1007300050	R	R 300	LYON, MERLIN
1007300300	1007300050	R	R 300	ELLIS, CHRIS & JULIE
1007300330	1007300050	R	R 300	SMITH, RUTH
1007300635	1007300050	R	R 300	GREENAWALT, SCOTT
1007300705	1007300050	R	R 300	SMITH, DAVE & PAM
1007300905	1007300050	R	R 300	GERRITSON, BRODY & CANDI
1007350041	1007350045	C	C 630	AMES SUPER 8 MOTEL
1007360041	1007360040	C	C 200	SHERWIN-WILLIAMS

ParcelNumber	FullSitus	AllLandValu	BuildingVa	DwellingVal	TotalValu	Description
0527450070	1445 TRUMAN PL	0	0	0	0	NULL
0527450180	1419 TRUMAN PL	0	0	0	0	NULL
0527450300	1200 TRUMAN PL	0	0	0	0	NULL
0528275001	2525 BLOOMINGTON RD	0	17400	0	17400	NULL
0531475121	4731 TORONTO ST	0	0	467700	467700	NULL
0534300001	1931 AMES HIGH DR	0	191600	0	191600	NULL
0535250001	405 E 20TH ST	0	92300	0	92300	NULL
0535353140	629 13TH ST	0	0	0	0	NULL
0594010010		0	5455	0	5455	NULL
0594010039	225 S DAYTON AVE	0	97155	0	97155	NULL
0901225225	2101 WATT ST	0	0	0	0	NULL
0901400015	2099 WATT ST	0	0	0	0	NULL
0902358081	307 LINCOLN WAY	0	5000	0	5000	NULL
0902358151	407 LINCOLN WAY	0	5000	0	5000	NULL
0902407000	125 E 5TH ST	0	0	0	0	NULL
0902450041	308 DUFF AVE	0	5600	0	5600	NULL
0902476031	222 BORNE AVE	0	279900	0	279900	NULL
0902476032	220 BORNE AVE	0	144700	0	144700	NULL
0903235045	905 9TH ST	0	0	0	0	NULL
0903325001	1701 6TH ST	0	211000	0	211000	NULL
0905376500	125 MARSHALL AVE UNIT 101	0	0	90800	90800	NULL
0905376505	125 MARSHALL AVE UNIT 102	0	0	90800	90800	NULL
0905376510	125 MARSHALL AVE UNIT 103	0	0	57800	57800	NULL
0905376515	125 MARSHALL AVE UNIT 104	0	0	57800	57800	NULL
0905376520	125 MARSHALL AVE UNIT 105	0	0	57800	57800	NULL
0905376525	125 MARSHALL AVE UNIT 106	0	0	57800	57800	NULL
0905376530	125 MARSHALL AVE UNIT 107	0	0	88000	88000	NULL
0905376535	125 MARSHALL AVE UNIT 108	0	0	88000	88000	NULL
0905376540	125 MARSHALL AVE UNIT 201	0	0	88000	88000	NULL
0905376545	125 MARSHALL AVE UNIT 202	0	0	88000	88000	NULL
0905376550	125 MARSHALL AVE UNIT 203	0	0	57800	57800	NULL
0905376555	125 MARSHALL AVE UNIT 204	0	0	57800	57800	NULL
0905376560	125 MARSHALL AVE UNIT 205	0	0	57800	57800	NULL
0905376565	125 MARSHALL AVE UNIT 206	0	0	57800	57800	NULL
0905376570	125 MARSHALL AVE UNIT 207	0	0	88000	88000	NULL
0905376575	125 MARSHALL AVE UNIT 208	0	0	88000	88000	NULL
0905451271	3621 LINCOLN WAY	0	1212100	0	1212100	NULL
0907300106	902 S 500TH AVE	0	48800	0	48800	NULL
0908300125	700 SOUTH DAKOTA AVE GAR 1	0	0	4200	4200	NULL
0908300183	700 SOUTH DAKOTA AVE GAR 33	0	0	4200	4200	NULL
0909103060	2800 ARBOR ST	0	0	0	0	NULL
0909200058	111 LYNN AVE	0	57600	0	57600	NULL
0909226056	117 BEACH AVE	0	0	393600	393600	NULL
0910275001	500 S MAPLE AVE	0	336000	0	336000	NULL
0911127021	120 LINCOLN WAY	0	47000	0	47000	NULL
0911176046	108 S 5TH ST	0	1746400	0	1746400	NULL

ParcelNumber	FullSitus	AllLandValu	BuildingVa	DwellingVal	TotalValu	Description
0911176047	507 S DUFF AVE	0	1173100	0	1173100	NULL
0911176048	519 S DUFF AVE	0	920000	0	920000	NULL
0911200091	124 S DUFF AVE	0	9900	0	9900	NULL
0911325046	815 S DUFF AVE	0	5000	0	5000	NULL
0911450152	152 LARK AVE	0	0	7700	7700	NULL
0911450154	154 LARK AVE	0	0	4100	4100	NULL
0911450164	164 CARDINAL RD	0	0	4300	4300	NULL
0911450165	165 CARDINAL RD	0	0	7500	7500	NULL
0911450169	169 CARDINAL RD	0	0	7300	7300	NULL
0911450171	171 CARDINAL RD	0	0	7000	7000	NULL
0911450173	173 CARDINAL RD	0	0	4200	4200	NULL
0911450175	175 CARDINAL RD	0	0	7400	7400	NULL
0911450177	177 CARDINAL RD	0	0	7000	7000	NULL
0912125001	1302 E LINCOLN WAY	0	2500	0	2500	NULL
0914105001	698 S 17TH ST	0	5000	0	5000	NULL
0914126031	1604 S KELLOGG AVE	0	5000	0	5000	NULL
0914225011	410 SE 16TH ST	0	5000	0	5000	NULL
0915200305	305 ORANGE AVE	0	0	20400	20400	NULL
0915230086	86 LAKEVIEW PL	0	0	6100	6100	NULL
0915230094	94 LAKEVIEW PL	0	0	7000	7000	NULL
0915230095	95 LAKEVIEW PL	0	0	6400	6400	NULL
0915230096	96 LAKEVIEW PL	0	0	3800	3800	NULL
0915230099	99 WATERFRONT DR	0	0	5500	5500	NULL
0915230102	102 WATERFRONT DR	0	0	7700	7700	NULL
0915230103	103 WATERFRONT DR	0	0	9600	9600	NULL
0915230106	106 WATERFRONT DR	0	0	4500	4500	NULL
0915230107	107 WATERFRONT DR	0	0	4800	4800	NULL
0915230111	111 WATERFRONT DR	0	0	4800	4800	NULL
0915230114	114 WATERFRONT DR	0	0	7900	7900	NULL
0915230119	119 WATERFRONT DR	0	0	5200	5200	NULL
0915230123	123 WATERFRONT DR	0	0	3700	3700	NULL
0915230124	124 CREEKSIDE DR	0	0	7900	7900	NULL
0915230126	126 WATERFRONT DR	0	0	4100	4100	NULL
0915230130	128 WATERFRONT DR	0	0	9800	9800	NULL
0915230133	133 CREEKSIDE DR	0	0	15400	15400	NULL
0915230136	136 CREEKSIDE DR	0	0	7700	7700	NULL
0915230150	150 CREEKSIDE DR	0	0	7300	7300	NULL
0915230151	151 FOUNTAIN VIEW DR	0	0	7300	7300	NULL
0915230154	154 CREEKSIDE DR	0	0	9200	9200	NULL
0915230163	163 FOUNTAIN VIEW DR	0	0	3400	3400	NULL
0915230164	164 FOUNTAIN VIEW DR	0	0	3800	3800	NULL
0915230165	165 CREEKSIDE DR	0	0	3800	3800	NULL
0915230166	166 CREEKSIDE DR	0	0	4300	4300	NULL
0915230167	167 FOUNTAIN VIEW DR	0	0	7300	7300	NULL
0915230168	168 FOUNTAIN VIEW DR	0	0	3500	3500	NULL
0915230174	174 CREEKSIDE DR	0	0	6800	6800	NULL

ParcelNumber	FullSitus	AllLandValu	BuildingVa	DwellingVal	TotalValu	Description
0915230188	188 FOUNTAIN VIEW DR	0	0	8400	8400	NULL
0915230200	200 FOUNTAIN VIEW DR	0	0	6400	6400	NULL
0915230201	201 CREEKSIDE DR	0	0	5300	5300	NULL
0915230202	202 CREEKSIDE DR	0	0	10300	10300	NULL
0915230203	203 FOUNTAIN VIEW DR	0	0	8500	8500	NULL
0915230204	204 FOUNTAIN VIEW DR	0	0	6800	6800	NULL
0915230205	205 CREEKSIDE DR	0	0	6600	6600	NULL
0915230207	207 FOUNTAIN VIEW DR	0	0	8800	8800	NULL
0915230212	212 FOUNTAIN VIEW DR	0	0	7000	7000	NULL
0915230213	213 CREEKSIDE DR	0	0	7300	7300	NULL
0915275006	999 AIRPORT RD	0	5600	0	5600	NULL
0915400009	2508 AIRPORT DR	0	199300	0	199300	NULL
0915400011	2512 AIRPORT DR	0	37500	0	37500	NULL
0915400012	2514 AIRPORT DR	0	97900	0	97900	NULL
0915400013	2516 AIRPORT DR	0	74900	0	74900	NULL
0915400014	714 AIRPORT RD	0	266900	0	266900	NULL
0915400015	2914 S RIVERSIDE DR	0	2600	0	2600	NULL
0915400016	2916 S RIVERSIDE RD	0	2400	0	2400	NULL
0915400017	2918 S RIVERSIDE RD	0	12100	0	12100	NULL
0916252011	2202 HAMILTON DR	0	220500	0	220500	NULL
0994010039	225 S DAYTON AVE	0	984591	0	984591	NULL
0994010040		0	242148	0	242148	NULL
1007125031	136 S BELL AVE	0	15800	0	15800	NULL
1007162006	2712 SE 5TH ST	0	390900	0	390900	NULL
1007300085	1098 S DAYTON PL	0	0	3400	3400	NULL
1007300115	809 PAXTON AVE	0	0	27400	27400	NULL
1007300280	2503 BROWNING ST	0	0	7500	7500	NULL
1007300300	2506 BROWNING ST	0	0	7700	7700	NULL
1007300330	2542 BROWNING ST	0	0	4100	4100	NULL
1007300635	2605 BROWNING ST	0	0	16900	16900	NULL
1007300705	2612 BROWNING ST	0	0	3000	3000	NULL
1007300905	902 SALK AVE	0	0	18300	18300	NULL
1007350041	1418 S DAYTON PL	0	839000	0	839000	NULL
1007360041	2635 SE 16TH ST	0	595000	0	595000	NULL

ParcelNumber	legal
0527450070	BRIARDALE SQUARE OUTLOT BB AMES
0527450180	BRIARDALE SQUARE OUTLOT CC AMES
0527450300	BRIARDALE SQUARE OUTLOT DD AMES
0528275001	SECTION:28 TOWNSHIP:84 RANGE:24 B O L L (CELLULAR ANTENNAS & ELEC) ON CITY WATER TOWER A
0531475121	B O L L HELLMAN ADD PART LOT 4 BEG SE COR LOT 4 N190' W9' N60.50' W70' S33.37' W130' S99' E120
0534300001	SECTION:34 TOWNSHIP:84 RANGE:24 B O L L (CELL TOWER) NW SW AMES
0535250001	SECTION:35 TOWNSHIP:84 RANGE:24 B O L L (CELL TOWER INNIS GROVE PARK LOCATION) AMES
0535353140	W H COLES SD LOT:1 S1/2 LOT 1 EX S80' & EX STREET AMES
0594010010	FIBER OPTIC INTERNET SERVICE TAXED AS REAL PROPERTY UNDER IOWA LAW AMES
0594010039	BLOCK:84 LOT:24 CABLE TELEVISIONDISTRIBUTION TAXEDAS REAL PROP UNDERIOWA LAW AMES
0901225225	DAYTON ROAD DEVELOPMENT SD PARCEL"A"LOT 3 & W100' LOT 2 CFN12-110
0901400015	LANDFILL ADD PT LOT 1 BLK 5 BEG 80' S NE COR W869.62' TO BEG W508.1' S772.35' NE522.9' N695.51'
0902358081	B O L L (BILLBOARD) LEE & MUNN'S SD LOTS 1 & 2
0902358151	B O L L BLAIRS 4TH ADD E60' LOT 3 BLK 49 (BILLBOARD)
0902407000	BLAIRS 2ND ADD BLOCK:37 AMES
0902450041	SECTION:02 TOWNSHIP:83 RANGE:24 B O L L (BILLBOARD) SW SE RR PROPERTY AMES
0902476031	CTC SD LOT:1 B O L L (CELL TOWER-EAST) AMES
0902476032	CTC SD LOT:1 B O L L (CELL TOWER-WEST) AMES
0903235045	BAIRD'S ADD LOTS 1-4 BLK 2 & COLLEGE PARK ADD 2ND NORTH LOT 8 LOT 7 & W44' LOT 6 BLK 26
0903325001	SECTION:03 TOWNSHIP:83 RANGE:24 B O L L (CELL TOWER) (ACCESS THRU BROOKSIDE PARK) AMES
0905376500	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 101 AMES
0905376505	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 102 AMES
0905376510	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 103 AMES
0905376515	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 104 AMES
0905376520	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 105 AMES
0905376525	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 106 AMES
0905376530	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 107 AMES
0905376535	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 108 AMES
0905376540	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 201 AMES
0905376545	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 202 AMES
0905376550	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 203 AMES
0905376555	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 204 AMES
0905376560	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 205 AMES
0905376565	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 206 AMES
0905376570	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 207 AMES
0905376575	WESTWOOD VILLAGE 2 CONDOMINIUMS BOLL UNIT 208 AMES
0905451271	EDGEWOOD ADD B O L L LOTS 1 2 & PT 3 AMES
0907300106	SECTION:07 TOWNSHIP:83 RANGE:24 B O L L PARCEL "A" SW1/4 SL 98 PG 4 AMES
0908300125	WILLOW CREEK ESTATES A CONDOMINIUM GARAGE SPACE 1 AMES
0908300183	WILLOW CREEK ESTATES A CONDOMINIUM GARAGE SPACE 33 AMES
0909103060	SECTION:09 TOWNSHIP:83 RANGE:24 BEG NW COR E1/2 SE NW NW E200.5' S29' SW118.53' W115.05'
0909200058	PARKER'S ADD LOT:24 B O L L (CELLULAR ANTENNAS & ELEC) (UNIV TOWERS LOCATION) AMES
0909226056	BOLL PARCEL N PAT LOT 10 NE NE SLIDE 647 PG 2 AMES
0910275001	SECTION:10 TOWNSHIP:83 RANGE:24 BOLL CELL TOWER LOT 8 RR ROW E22' W1/2 S 4TH ST AMES
0911127021	B O L L (CELL TOWER- TRICKLES FIRESTONE) BLACKS LOTS 3,4 & 5 BK 1
0911176046	CAYLERS 2ND ADD PARCEL AX LOTS 14 15 16 17 & PT NW SEC 11 SLIDE 473 PG 2 AMES

ParcelNumber	legal
0911176047	BOLL CAYLER'S 2ND SD PARCEL AX LOT 14 15 16 17 & PT NW SEC 11 SLIDE 473 PG 2
0911176048	B O L L CAYLER'S 2ND SD PARCEL AX LOT 14 15 16 17 & PT NW SEC 11 SLIDE 473 PG 2
0911200091	B O L L (BILLBOARD) KINGSBURY'S ADD W82' LOTS 9 &12 BLK 1
0911325046	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L (BILLBOARD) BEG 244.25' S NE COR W513.5' S509.5' ETC
0911450152	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L SW SE E1/2 S1/2 RENTAL SPACE 152(GARAGE) AMES
0911450154	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2AC SW SW SE RENTAL SPACE 154(GARAGE) AMES
0911450164	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2AC SW SW SE RENTAL SPACE 164(GARAGE) AMES
0911450165	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2AC SW SW SE RENTAL SPACE 165(GARAGE) AMES
0911450169	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2 AC SW SWSE RENTAL SPACE 169
0911450171	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2AC SW SW SE RENTAL SPACE 171 (GARAGE) AMES
0911450173	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E3 AC SW SW SE RENTAL SPACE 173(GARAGE) AMES
0911450175	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2 AC SW SW SE RENTAL SPACE 175 AMES
0911450177	SECTION:11 TOWNSHIP:83 RANGE:24 B O L L E 2 AC SW SW SE RENTAL SPACE 1779(GARAGE) AMES
0912125001	SECTION:12 TOWNSHIP:83 RANGE:24 B O L L (BILLBOARD) NE NW EX HY AMES
0914105001	B O L L (BILLBOARD) ASPEN BUSINESS PARK SD 1ST ADD OUTLOT B
0914126031	LINK SD LOT:2 B O L L (BILLBOARD) AMES
0914225011	SECTION:14 TOWNSHIP:83 RANGE:24 B O L L (BILLBOARD) ON SE 16TH ST AMES
0915200305	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L IRREG TRACT IN NW NE ADJ RR ETC(RENTAL SPACE 305) A
0915230086	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 86 (GARAGE) AMES
0915230094	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL PACE 94 (GARAGE) AMES
0915230095	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 95 (GARAGE) AMES
0915230096	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 96 (GARAGE) AMES
0915230099	CREEKSIDE PARK ADD LOT:2 B O L L LOT 2 RENTAL SPACE 99 (GARAGE) AMES
0915230102	CREEKSIDE PARK ADD LOT:2 B O L L 2 RENTAL SPACE 102 (GARAGE) AMES
0915230103	CREEKSIDE PARK ADD LOT:2 B O L L 2 RENTAL SPACE 103 (GARAGE) AMES
0915230106	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 106 (GARAGE) AMES
0915230107	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 107 (GARAGE) AMES
0915230111	CREEKSIDE PARK ADD LOT:2 B O L L 2 RENTAL SPACE 111 (GARAGE) AMES
0915230114	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 114 (GARAGE) AMES
0915230119	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 119 (GARAGE) AMES
0915230123	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 123 (GARAGE) AMES
0915230124	CREEKSIDE PARK ADD LOT:2 B O L L 2 RENTAL SPACE 124 (GARAGE) AMES
0915230126	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 126 (GARAGE) AMES
0915230130	CREEKSIDE PARK ADD LOT:2 B O L L 2 RENTAL SPACE 130 (GARAGE) AMES
0915230133	CREEKSIDE PARK ADD LOT:2 BOLL RENTAL SPACE 213 (GARAGE) AMES
0915230136	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 136 (GARAGE) AMES
0915230150	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 150 (GARAGE) AMES
0915230151	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 151 (GARAGE) AMES
0915230154	CREEKSIDE PARK ADD LOT:2 B O L L 2 RENTAL SPACE 154 (GARAGE) AMES
0915230163	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 163 (GARAGE) AMES
0915230164	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 164 (GARAGE) AMES
0915230165	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 165 (GARAGE) AMES
0915230166	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 166 (GARAGE) AMES
0915230167	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 167 (GARAGE) AMES
0915230168	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 168 (GARAGE) AMES
0915230174	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 174 (GARAGE) AMES

ParcelNumber	legal
0915230188	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 188 (GARAGE) AMES
0915230200	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 200 (GARAGE) AMES
0915230201	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 201 (GARAGE) AMES
0915230202	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 202 (GARAGE) AMES
0915230203	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 203 (GARAGE) AMES
0915230204	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 204 (GARAGE) AMES
0915230205	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 205 (GARAGE) AMES
0915230207	B O L L CREEKSIDE PARK ADD LOT 2 RENTAL SPACE 207 (GARAGE)
0915230212	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 212 (GARAGE) AMES
0915230213	CREEKSIDE PARK ADD LOT:2 B O L L RENTAL SPACE 213 (GARAGE) AMES
0915275006	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L (BILLBOARD) SE NE W1/2 S OF HWY 30 PARCEL"H" AMES
0915400009	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT)
0915400011	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0915400012	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0915400013	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0915400014	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0915400015	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0915400016	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0915400017	SECTION:15 TOWNSHIP:83 RANGE:24 B O L L HANGAR (AMES AIRPORT) AMES
0916252011	GREEN HILLS COMMUNITY OF AMES B O L L CELL TOWERS AMES
0994010039	CABLE TELEVISIONDISTRIBUTION TAXEDAS REAL PROP UNDERIOWA LAW AMES
0994010040	FIBER OPTIC INTERNET SERVICE TAXED AS REAL PROPERTY UNDER IOWA LAW AMES
1007125031	B O L L (BILLBOARD) AMES COMMUNITY IND PARK SD LOT 9
1007162006	AMES COMM DEVEL PARK 2ND ADD LOT:2 B O L L (CELL TOWER) AMES COMM DEVEL PARKADD LT 2 PA
1007300085	SECTION:07 TOWNSHIP:83 RANGE:23 B O L L NW SW PARCEL "C" RENTAL SPACE 63(GARAGE) IN MHP A
1007300115	FOUR SEASONS PARK SD LOT:1 B O L L RENTAL SPACE 807 (GARAGE) AMES
1007300280	FOUR SEASONS PARK SD LOT:1 B O L L RENTAL SPACE 2503 (GARAGE) AMES
1007300300	FOUR SEASONS PARK SD LOT:1 B O L L RENTAL SPACE 2504 (GARAGE) AMES
1007300330	FOUR SEASONS PARK SD LOT:1 B O L L RENTAL SPACE 2540 (GARAGE) AMES
1007300635	FOUR SEASONS PARK SD LOT:1 B O L L RENTAL SPACE 2607 (GARAGE) AMES
1007300705	FOUR SEASONS PARK SD LOT:1 B O L L RENTAL SPACE 2610 (GARAGE) AMES
1007300905	FOUR SEASONS PARK SD LOT:1 BOLL RENTAL SPACE 900 (GARAGE) AMES
1007350041	DAYTON PARK SD 1ST ADD LOT:5 B O L L (AMES SUPER 8 MOTEL) AMES
1007360041	DAYTON PARK SD 2ND ADD LOT:6 BOLL RETAIL STORE AMES

ParcelNumber	Explanation
0527450070	Value included on another association parcel
0527450180	Value included on another association parcel
0527450300	Value included on another association parcel
0528275001	BOLL
0531475121	BOLL
0534300001	BOLL
0535250001	BOLL
0535353140	COA; need to value & exempt
0594010010	CABLE
0594010039	CABLE
0901225225	Land fill that's full; No Value
0901400015	Land fill that's full; No Value
0902358081	BOLL
0902358151	BOLL
0902407000	COA; need to value & exempt city park
0902450041	BOLL
0902476031	BOLL
0902476032	BOLL
0903235045	COA; need to value & exempt city park/bandshell
0903325001	BOLL
0905376500	BOLL
0905376505	BOLL
0905376510	BOLL
0905376515	BOLL
0905376520	BOLL
0905376525	BOLL
0905376530	BOLL
0905376535	BOLL
0905376540	BOLL
0905376545	BOLL
0905376550	BOLL
0905376555	BOLL
0905376560	BOLL
0905376565	BOLL
0905376570	BOLL
0905376575	BOLL
0905451271	BOLL
0907300106	BOLL
0908300125	Condo garage space ONLY; land divided btw apt units
0908300183	Condo garage space ONLY; land divided btw apt units
0909103060	COA; need to value & exempt city park
0909200058	BOLL
0909226056	BOLL
0910275001	BOLL
0911127021	BOLL
0911176046	BOLL

ParcelNumber	Explanation
0911176047	BOLL
0911176048	BOLL
0911200091	BOLL
0911325046	BOLL
0911450152	BOLL
0911450154	BOLL
0911450164	BOLL
0911450165	BOLL
0911450169	BOLL
0911450171	BOLL
0911450173	BOLL
0911450175	BOLL
0911450177	BOLL
0912125001	BOLL
0914105001	BOLL
0914126031	BOLL
0914225011	BOLL
0915200305	BOLL
0915230086	BOLL
0915230094	BOLL
0915230095	BOLL
0915230096	BOLL
0915230099	BOLL
0915230102	BOLL
0915230103	BOLL
0915230106	BOLL
0915230107	BOLL
0915230111	BOLL
0915230114	BOLL
0915230119	BOLL
0915230123	BOLL
0915230124	BOLL
0915230126	BOLL
0915230130	BOLL
0915230133	BOLL
0915230136	BOLL
0915230150	BOLL
0915230151	BOLL
0915230154	BOLL
0915230163	BOLL
0915230164	BOLL
0915230165	BOLL
0915230166	BOLL
0915230167	BOLL
0915230168	BOLL
0915230174	BOLL

ParcelNumber	Explanation
0915230188	BOLL
0915230200	BOLL
0915230201	BOLL
0915230202	BOLL
0915230203	BOLL
0915230204	BOLL
0915230205	BOLL
0915230207	BOLL
0915230212	BOLL
0915230213	BOLL
0915275006	BOLL
0915400009	BOLL
0915400011	BOLL
0915400012	BOLL
0915400013	BOLL
0915400014	BOLL
0915400015	BOLL
0915400016	BOLL
0915400017	BOLL
0916252011	BOLL
0994010039	CABLE
0994010040	CABLE
1007125031	BOLL
1007162006	BOLL
1007300085	BOLL
1007300115	BOLL
1007300280	BOLL
1007300300	BOLL
1007300330	BOLL
1007300635	BOLL
1007300705	BOLL
1007300905	BOLL
1007350041	BOLL
1007360041	BOLL

Parcel Number	Primary Owner	Year	Property Class	Exempt Land Amount	Exempt Building Amount	Exempt Dwelling Amount	Exempt Total Amount	Exempt Code	Exempt Type
0522100340	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0522200150	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0522200600	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0522300100	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0522300200	AMES, CITY OF	2022	A	0	0	0	0	910	Municipal
0522300330	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0522300340	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0522300400	AMES, CITY OF	2022	A	0	0	0	0	910	Municipal
0522400610	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0526100025	IOWA, STATE OF	2022	A	0	0	0	0	950	Colleges
0526150020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0526326000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0526354010	AMES COMMUNITY SCH	2022	C	0	0	0	0	930	0-12 Public S
0526375020	AMES PARK COMMISSIO	2022	R	0	0	0	0	910	Municipal
0527127210	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0527200105	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0527200205	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0527200230	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0527226050	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0527227010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0527250020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0527325120	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0527351000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0527355140	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0527357230	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0528146000	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0528275030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0528292000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0528294080	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0528426000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0531452165	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0531453125	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0531455000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0531475050	STORY COUNTY	2022	C	0	0	0	0	920	County
0531480010	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0532350000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0532400000	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0532451010	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0533100400	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0533150010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0533200020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0533275000	IOWA, STATE OF OF AG	2022	M	0	0	0	0	950	Colleges
0533275010	NORTHERN NATURAL G	2022	C	0	0	0	0	800	
0533300010	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0533301000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533325000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533351015	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533351020	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0533351030	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533352010	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0533352020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0533375000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533376000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533377000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533400000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533425000	IOWA STATE UNIVERSIT	2022	E	0	0	0	0	950	Colleges
0533450000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533451000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533475000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0533476000	IOWA STATE UNIVERSIT	2022	E	0	0	0	0	950	Colleges

Parcel Number	Primary Owner	Year	Property Class	Exempt Land Amt	Exempt Building Ar	Exempt Dwelling Ar	Exempt Total Amount	Exempt Code	Exempt Type
053410000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0534127090	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0534127160	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0534251350	AMES COMMUNITY SCH	2022	C	0	0	0	0	930	0-12 Public S
0534300010	AMES COMMUNITY SCH	2022	C	0	0	0	0	930	0-12 Public S
0534326000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0534350000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0534375000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0534429010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0534429020	IES UTILITIES INC	2022	C	0	0	0	0	800	
0534454000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0535127000	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0535177140	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0535200000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0535250000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0535275000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0535325010	AMES COMMUNITY SCH	2022	C	0	0	0	0	930	0-12 Public S
0535381070	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0535383010	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0535427080	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0535427090	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0535477200	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0536350000	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0631100000	UNITED STATES OF AMERICA	2022	C	0	0	0	0	960	Federal
0631300000	UNITED STATES OF AMERICA	2022	C	0	0	0	0	960	Federal
0901100010	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0901200015	AMES, CITY OF	2022	C	0	0	0	0	960	Federal
0901200030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901200040	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901300010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901325000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0901325030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901350000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901400010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901400020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901401020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901401035	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901401110	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0901450005	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901475070	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901476060	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0901477050	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902130020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902136121	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0902225010	AMES, CITY OF	2022	C	0	0	0	0	160	
0902327150	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0902332050	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902350055	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902350100	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902351010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902352010	IOWA, STATE OF DOT	2022	C	0	0	0	0	940	State
0902355000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0902356100	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902357030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902358020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902358200	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902375010	POST OFFICE	2022	C	0	0	0	0	940	State
0902375012	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902375060	UNITED STATES OF AMERICA	2022	C	0	0	0	0	960	Federal
0902376030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal

Parcel Number	Primary Owner	Year	Property Class	Exempt Land Amt	Exempt Building Ar	Exempt Dwelling Ar	Exempt Total Amount	Exempt Code	Exempt Type
0902376075	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902381170	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902381320	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902381330	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0902382110	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902425010	AMES CEMETERY	2022	C	0	0	0	0	160	
0902425020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902425030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902427105	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902450015	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902450025	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902450040	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0902453030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902457000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902475010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902475020	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0902475030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902476020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0902477005	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0903100000	IOWA STATE UNIVERSITY	2022	E	0	0	0	0	950	Colleges
0903105000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903125010	IOWA STATE UNIVERSITY	2022	R	0	0	0	0	950	Colleges
0903203000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0903300000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0903305000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903310000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903315000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903325010	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903325020	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903330000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903350000	IOWA STATE UNIVERSITY	2022	E	0	0	0	0	950	Colleges
0903375000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0903400250	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0903403000	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0903440000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0903477000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0903478080	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0903480000	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0904125010	IOWA STATE BOARD OF EDUCATION	2022	C	0	0	0	0	950	Colleges
0904125020	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0904125030	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904200000	CHICAGO & NORTHWEST	2022	C	0	0	0	0	800	
0904201000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904225000	IOWA STATE UNIVERSITY	2022	E	0	0	0	0	950	Colleges
0904250000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904275000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904300130	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0904303090	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0904325000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904375000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904400000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904425000	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904450010	IOWA STATE UNIVERSITY	2022	C	0	0	0	0	950	Colleges
0904450020	BOARD OF REGENTS, STATE OF IOWA	2022	C	0	0	0	0	950	Colleges
0904475000	IOWA STATE UNIVERSITY	2022	E	0	0	0	0	950	Colleges
0905100010	AMES COMMUNITY SCHOOLS	2022	C	0	0	0	0	930	0-12 Public Schools
0905202045	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0905230000	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0905300130	AMES, CITY OF	2022	C	0	0	0	0	160	
0905325010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal

Parcel Number	Primary Owner	Year	Property Class	Exempt Land Amt	Exempt Building Ar	Exempt Dwelling Ar	Exempt Total Amount	Exempt Code	Exempt Type
0905351100	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0905450015	AMES, CITY OF	2022	R	0	0	0	0	930	0-12 Public S
0906201160	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0906201240	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0906203010	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0906203095	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0906230040	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0906402105	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0906427030	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0906475060	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0907140001	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0907140002	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0907201035	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0907201105	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0907202180	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0907228070	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0907450005	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0908150100	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0908201000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0908201090	AMES, CITY OF	2022	R	0	0	0	0	940	State
0908325030	AMES COMMUNITY SCH	2022	C	0	0	0	0	930	0-12 Public S
0908325210	AMES, CITY OF	2022	C	0	0	0	0	930	0-12 Public S
0908425010	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0909100010	NORTHWESTERN BELL	2022	C	0	0	0	0	800	
0909103070	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0909125095	STATE OF IOWA	2022	C	0	0	0	0	940	State
0909126170	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0909127130	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0909131010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0909150000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0909175010	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0909179010	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0909201005	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0909225010	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0909225020	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0909300000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0909325000	IOWA STATE UNIVERSIT	2022	E	0	0	0	0	950	Colleges
0909400000	IOWA STATE UNIVERSIT	2022	E	0	0	0	0	950	Colleges
0909428250	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0909450010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0909477010	IOWA STATE BOARD OF	2022	C	0	0	0	0	950	Colleges
0910100000	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0910125010	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0910125020	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0910126010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910126175	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910175000	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0910203120	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910203205	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910203240	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910206010	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910206025	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910206155	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910206160	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910207090	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910227000	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910228100	STATE OF IOWA DOT	2022	C	0	0	0	0	940	State
0910251060	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910251090	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910251110	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal

Parcel Number	Primary Owner	Year	Property Class	Exempt Land Amount	Exempt Building Amount	Exempt Dwelling Amount	Exempt Total Amount	Exempt Code	Exempt Type
0910275000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910275010	IOWA, STATE OF DOT	2022	C	0	0	0	0	940	State
0910275015	IOWA, STATE OF DOT	2022	C	0	0	0	0	940	State
0910301000	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0910325000	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0910350000	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0910400015	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0910400020	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0910450010	IOWA, STATE OF, FOR U	2022	C	0	0	0	0	950	Colleges
0910450300	IOWA, STATE OF, FOR U	2022	C	0	0	0	0	950	Colleges
0910450400	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910451100	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910451200	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0910451300	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0910475005	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0911100060	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0911126060	STORY COUNTY	2022	C	0	0	0	0	920	County
0911128130	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0911227020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0911325030	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0912100030	AMES, CITY OF (WATER	2022	C	0	0	0	0	910	Municipal
0912150010	AMES, CITY OF (WATER	2022	C	0	0	0	0	910	Municipal
0912300105	AMES, CITY OF (WATER	2022	C	0	0	0	0	910	Municipal
0912300675	STORY COUNTY	2022	C	0	0	0	0	920	County
0913100200	IOWA, STATE OF DOT	2022	C	0	0	0	0	940	State
0913150010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0913150020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0913300010	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0913300025	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0913300030	IOWA, STATE OF DOT	2022	C	0	0	0	0	940	State
0913350100	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0913352010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0914200000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0914250000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0914251045	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0914275000	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0914300000	AMES AIRPORT	2022	C	0	0	0	0	910	Municipal
0914453056	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0914460005	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0914470050	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0914474000	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0914476100	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0914477015	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0915200010	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0915200020	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0915255056	IOWA STATE UNIVERSIT	2022	C	0	0	0	0	950	Colleges
0915400002	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0916125405	IOWA, STATE OF	2022	C	0	0	0	0	950	Colleges
0916175000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0916176070	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0916300000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0916350000	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0916480210	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
0917200355	IOWA, STATE OF	2022	C	0	0	0	0	940	State
0917475000	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
0922225010	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0922400200	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0923100000	AMES AIRPORT	2022	C	0	0	0	0	910	Municipal
0923125010	MEMORIAL SERVICES C	2022	C	0	0	0	0	160	
0923175050	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal

Parcel Number	Primary Owner	Year	Property Class	Exempt Land Amount	Exempt Building Amount	Exempt Dwelling Amount	Exempt Total Amount	Exempt Code	Exempt Type
0923202100	AMES, CITY OF	2022	C	0	0	0	0	910	Municipal
0923230110	AMES COMMUNITY SCH	2022	C	0	0	0	0	930	0-12 Public S
0923250120	AMES, CITY OF	2022	R	0	0	0	0	910	Municipal
1006375050	CSL REALTY LLC	2022	C	0	0	0	0	800	
1006400505	CHICAGO & NORTHWES	2022	C	0	0	0	0	800	
1007375020	DES MOINES AREA COM	2022	C	0	0	0	0	930	0-12 Public S



Roisen, Julie <julie.roisen@iowa.gov>

RE: Exempt parcels

1 message

Henschel, Lisa <lisa.henschel@cityofames.org> Tue, Aug 31, 2021 at 8:35 AM
To: "Roisen, Julie" <julie.roisen@iowa.gov>
Cc: "Schildroth, Deb" <deb.schildroth@cityofames.org>, "Swaim, Brenda" <brenda.swaim@cityofames.org>

Twenty-five of exempt parcels with no FullTotalValue have had value in the past. One had a value in 2018. Most look to have been valued last in 2004.

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, [515 Clark Avenue](#) | Ames, IA 50010

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From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Friday, August 27, 2021 1:49 PM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Schildroth, Deb <deb.schildroth@cityofames.org>; Swaim, Brenda <brenda.swaim@cityofames.org>
Subject: Exempt parcels

[External Email]

Lisa,

Can you please verify that the exempt parcels has valuation on them even if the value is not contained in ProVal?

Thank you,

Jewels

--

**Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa
Department of Revenue**

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Roisen, Julie <julie.roisen@iowa.gov>

RE: Exempt parcels

1 message

Henschel, Lisa <lisa.henschel@cityofames.org> Mon, Aug 30, 2021 at 1:48 PM
To: "Roisen, Julie" <julie.roisen@iowa.gov>
Cc: "Schildroth, Deb" <deb.schildroth@cityofames.org>, "Swaim, Brenda" <brenda.swaim@cityofames.org>

For some parcels, yes. In Tyler, we have 961 exemption records with an exemption value of 242,594,700. However, of those 961 records, 307 have no exemption value at all.

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, [515 Clark Avenue](#) | Ames, IA 50010

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From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Monday, August 30, 2021 1:29 PM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Schildroth, Deb <deb.schildroth@cityofames.org>; Swaim, Brenda <brenda.swaim@cityofames.org>
Subject: Re: Exempt parcels

[External Email]

Isn't there value in the tax administration system?

On Mon, Aug 30, 2021 at 1:19 PM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

Hi Jewels,

For most exempt parcels, there is no valuation in any system. ☹️

Thanks!

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, [515 Clark Avenue](#) | Ames, IA 50010

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From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Monday, August 30, 2021 1:17 PM
To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Schildroth, Deb <deb.schildroth@cityofames.org>; Swaim, Brenda <brenda.swaim@cityofames.org>
Subject: Re: Exempt parcels

[External Email]

I was referring to the no sketch report from ProVal.

On Mon, Aug 30, 2021 at 11:43 AM Henschel, Lisa <lisa.henschel@cityofames.org> wrote:

For which parcels?

Lisa Henschel

Database Manager

515.239.5370 main | 515.239.5374 direct | 515.239.5376 fax

lisa.henschel@cityofames.org | City Hall, [515 Clark Avenue](#) | Ames, IA 50010

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From: Roisen, Julie <julie.roisen@iowa.gov>
Sent: Friday, August 27, 2021 1:49 PM

To: Henschel, Lisa <lisa.henschel@cityofames.org>
Cc: Schildroth, Deb <deb.schildroth@cityofames.org>; Swaim, Brenda <brenda.swaim@cityofames.org>
Subject: Exempt parcels

[External Email]

Lisa,

Can you please verify that the exempt parcels has valuation on them even if the value is not contained in ProVal?

Thank you,

Jewels

--

Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa Department of Revenue

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of issuance. The Department could take a contrary position in the future to that stated in this e-mail. Any oral or written opinion by Department personnel not pursuant to a Petition for Declaratory Order under 701 IAC 7.24 is not binding upon the Department. In Peace, Patience & Kindness

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Julie G Roisen, MA, CAE | Local Government Services Division Administrator | Iowa Department of Revenue

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ExemptValue Search Results.xlsx

127K

PARCELNUMBER	PERMITNUMBER	PERMITST	PERMITTY	WORKCLASS	ADDRESSL	ADDRESSL	ADDRESSL	DESCRIPTION	issuedate	applydate	value
0906308040	RESBLDG-018753-2021	Issued	Residentia	Addition/Alteration	622	ELLSTON	AVE	BASEMENT FINISH	8/6/2021	8/3/2021	43,569
0914375070	BLDC-018643-2021	Issued	Commerci	New	3107	AGATE	AVE	GARAGE #16	8/9/2021	7/23/2021	160,000
0914375070	BLDC-018643-2021	Issued	Commerci	New	3107	AGATE	AVE	GARAGE #16	8/9/2021	7/23/2021	160,000
0914375070	BLDC-018642-2021	Issued	Commerci	New	3117	AGATE	AVE	GARAGE #15	8/9/2021	7/23/2021	150,000
0914375070	BLDC-018642-2021	Issued	Commerci	New	3117	AGATE	AVE	GARAGE #15	8/9/2021	7/23/2021	150,000
0911175140	BLDC-018577-2021	Issued	Commerci	Addition/Alteration	431	DUFF	AVE	BUILD WALLS, ADD OFFIC	8/6/2021	7/19/2021	45,000
0911175140	BLDC-018577-2021	Issued	Commerci	Addition/Alteration	431	DUFF	AVE	BUILD WALLS, ADD OFFIC	8/6/2021	7/19/2021	45,000
0916460175	RESBLDG-018450-2021	Issued	Residentia	SF - New - Detached	2929	GREEN HIL	DR	NEW HOME	7/15/2021	7/7/2021	290,000

August 9, 2021

To: Ames City Assessor Staff

Re: Data request # 3 CAMAVision implementation by Vanguard

From: J.G. Roisen, MA, CAE, Division Administrator Local Government Services

Due Date: Week of August 9th negotiate deadline and responsible party

Received: August 19, 2021 3:57 PM

3. Review of Vanguard implementation

- a. Please provide a copy of the conversion plan
- b. Please provide a data dictionary of conversion items provided to Vanguard
 - i. Listing and definition of fields provided as part of conversion
- c. Historical information plan
- d. Land Current CAMA System Data
 - i. Lot sizing method by classification
 1. Residential excluding condos. **75% Dwlg / 25% Land split**
 2. Condos. **Varies; those in Microsolve based off land factor (square root of land area) but trended; those valued using Excel worksheets usually valued based on sale price.**
 3. Commercial. **Algorithm with adjustments in Proval, but has subsequently been trended multiple times.**
 4. Industrial. **Algorithm with adjustments in Proval, but has subsequently been trended multiple times.**
 5. Agricultural. **CSR2 from county GIS; same price per CSR point as county, but last three times we've gotten equalization orders, and the county has not. I've been wondering if the exempt parcels (held by the state) are somehow throwing it off. The acres provided by Story County GIS are much greater than the acres in Tyler.**
- e. Sketches
 - i. Count of plot plans by classification. **No plot plans exist.**
 - ii. Count of existing sketches by classification.
 1. Residential excluding condos
11,678
 2. Condos
725
 3. Commercial
795

- 4. Industrial
18
- 5. Agricultural
8
- 6. 100% Exempt
141

Iowa Department of REVENUE

Hoover State Office Building
1305 East Walnut Street
Des Moines, IA 50319

tax.iowa.gov

Date: August 9, 2021

To: Ames City Assessor Staff

Re: Data request # 2 detailed data request

From: J.G. Roisen MA, CAE, Division Administrator Local Government Services

Due Date: Week of August 9th negotiate deadline and responsible party

Received: August 17th 9PM

a. Detailed parcel counts:

Parcel Breakdown	Parcel Counts	Aggregate Valuations	CAMA system and or valuation tools applicabl
Residential (excluding condos)	Improved 11,861	2,753,633,500	Proval & Microsolve
	Unimproved 589	11,673,820	Proval
Condos	Improved 8,085	974,127,580	5417 in M'Solve, 681 in PV, rmndr in Excel wkshts
	Unimproved 1	546,000	Proval
Cooperatives	Improved 143	139,027,900	Proval & Excel wkshts
	Unimproved 2	358,600	Proval & Excel wkshts
Greek Housing	43	62,377,630	Proval & Excel wkshts
MultiResidential	Improved 236	284,278,700	Proval & Excel wkshts
	Unimproved 6	884,900	Proval
Dual-Classed	42	9 2,374,040	Proval & Excel wkshts
Commercial (non-condo)	Improved 847	1,109,474,799	Proval & Excel wkshts
	Unimproved 223	48,011,100	Proval

Commercial condos		77	32,376,100	Proval & Excel wkshts
Industrial	Improved	31	191,587,300	Proval & Excel wkshts
	Unimproved	6	554,700	Proval
Agricultural		166	6,641,900	Proval
Ag Dwellings		8	2,423,000	Proval
100% Exempted	Improved	375	141,205,700	Proval
	Unimproved	203	5,486,300	Proval
Additional dwellings (2 nd dwlg on parcel)		C: 1 M: 2 R: 16	(values are included in respective categories with 1 st dwellings)	Microsolve

b. DOV processing

2019 DOV's	Count:	1863	Staff: Judy; Comm Appr finishes all C, I, M, condo complexes; Res Appr finish any sales below 85% and above 115% sale ratios
2020 DOV's	Count:	1873	Staff: Hybrid of 2019 & 2021
2021 DOVs	Count:	810	Staff: Basic processing (p 1): Judy – Res; Dan – Others; Lisa (p 2); Judy & Dan verifying P 2 for QC; Comm Appr finishes all C, I, M, condo complexes; Res Appr finish any sales below 85% and above 115% sale ratios

c. Splits/Combines

2019 Splits/Combines	Count:	469	Staff: Dan; reviewed by Dawn & Brenda
2020 Splits/Combines	Count:	562	Staff: Dan

2021 Splits/Combines	Count:	312	Staff: Dan
d. Permits/Inspections			
2019 Permits/Inspections For staff please indicate who manages to put the information into the CAMA system and who does inspections. I'm really only interested in those permits that contribute to market value and not permits that require no effort on the part of staff.	Residential Count:	367	Residential Staff: Chris & Scott into Proval & inspections; Judy into Microsolve
	Condo Apt Count:	6	Condo Apt Staff: SAA
	Condo Complex Count:	9	Condo Complex Staff: Assessor
	Coop Count:	9	Coop Staff: Assessor
	Greek Hsg Count:	7	Greek Hsg Staff: Assessor
	MultiRes Count:	56	MultiRes Staff: Assessor
	Commercial Count:	103	Commercial Staff: Assessor
	Dual Class Count:	4	Dual Class Staff: Assessor
	Industrial Count:	9	Industrial Staff: Assessor
	Ag Count:	0	Ag Staff: Brenda
	100% Exempt Count:	??	100% Exempt Staff: Depends if Res priced or Comm priced
2020 Permits/Inspections	Residential Count:	485	Residential Staff: Chris & Scott into Proval & inspections; Judy into Microsolve
	Condo Apt Count:	8	Condo Apt Staff: SAA
	Condo Complex Count:	8	Condo Complex Staff: Assessor
	Coop Count:	5	Coop Staff: Assessor
	Greek Hsg Count:	4	Greek Hsg Staff: Assessor
	MultiRes Count:	21	MultiRes Staff: Assessor
	Commercial Count:	98	Commercial Staff: Assessor
	Dual Class Count:	8	Dual Class Staff: Assessor
	Industrial Count:	9	Industrial Staff: Assessor
	Ag Count:	2	Ag Staff: Brenda
	100% Exempt Count:	??	

		100% Exempt Staff: Depends if Res priced or Comm priced	
2021 Permits/Inspections	Residential Count:	406	Residential Staff: Chris & Scott into Proval & inspections; Judy into Microsolve
	Condo Apt Count:	9	Condo Apt Staff: SAA
	Condo Complex Count:	3	Condo Complex Staff: Assessor
	Coop Count:	19	Coop Staff: Assessor
	Greek Hsg Count:	5	Greek Hsg Staff: Assessor
	MultiRes Count:	29	MultiRes Staff: Assessor
	Commercial Count:	83	Commercial Staff: Assessor
	Dual Class Count:	8	Dual Class Staff: Assessor
	Industrial Count:	3	Industrial Staff: Assessor
	Ag Count:	6	Ag Staff: Brenda
	100% Exempt Count:	??	100% Exempt Staff: Depends if Res priced or Comm priced

- e. Application processing; i.e. homesteads, DAV, family farm, exemptions, abatements, urban revitalization, native prairie, historical rehab, forest reserve/fruit trees

2019 Applications	Count:		
	HS	466	Staff: Judy & Dan & Dawn (w/ assistance from all other staff)
	Mil	47	
	Exemptions	7	Assessor
2020 Applications	Count:		
	HS	443	Staff: Judy & Dan (& Dawn for 5 months)
	Mil	34	
	Exemptions	34	Assessor
2021 Applications	Count:		
	HS	465	Staff: Judy & Dan (w/ assistance from all other staff)
	Mil	28	

	Exemptions	5	Assessor
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f. Boards of Review

2019 Board of Review	Residential Count:	20	Aggregate \$:	6,749,700	Staff: Chris, Scott, & Brenda
	Condo Count:	932	Aggregate \$:	144,032,100	Staff: Assessor
	MRes Count:	19	Aggregate \$:	63,801,950	Staff: Assessor
	Commercial Count:	40	Aggregate \$:	117,556,715	Staff: Assessor
	Industrial Count:	3	Aggregate \$:	70,577,800	Staff: Assessor
	Agricultural Count:	1	Aggregate \$:	2,800	Staff: Assessor
	100% Exempt Count:	0	Aggregate \$:	0	Staff: N/A
2020 Board of Review	Residential Count:	32	Aggregate \$:	8,316,100	Staff: Chris, Scott, & Brenda
	Condo Count:	2	Aggregate \$:	322,400	Staff: Assessor
	Coop Count:	4	Aggregate \$:	2,496,000	Staff: Assessor
	Greek Hsg Cnt:	1	Aggregate \$:	4,660,000	Staff: Assessor
	MRes Count:	2	Aggregate \$:	38,539,400	Staff: Assessor
	Commercial Count:	19	Aggregate \$:	106,081,140	Staff: Assessor
	Industrial Count:	0	Aggregate \$:	0	Staff: N/A
	Agricultural Count:	0	Aggregate \$:	0	Staff: N/A
	100% Exempt Count:	0	Aggregate \$:	0	Staff: N/A
2021 Board of Review	Residential Count:	28	Aggregate \$:	8,047,200	Staff: Chris
	Condo Count:	2,202	Aggregate \$:	296,279,580	Staff: Brenda S.
	Coop Count:	2	Aggregate \$:	6,406,000	Staff: Brenda S.
	MultiRes:	34	Aggregate \$:	181,662,220	Staff: Brenda S. & Brenda N.

	Commercial Count: 122	Aggregate \$:356,317,073	Staff: Brenda S. & Brenda N.
	Industrial Count: 0	Aggregate \$: 0	Staff: N/A
	Agricultural Count: 0*	Aggregate \$: 0	Staff: Brenda
	100% Exempt Count: 2	Aggregate \$: 200,200	Staff: Brenda

*1 Ag & 1 Res low-income housing project included in Exempt count

- g. Appeals: please list any known PAAB or district court appeals that are outstanding and the associated year and classification. **See Addendum, "DR2g.xlsx"** Does the city attorney represent the assessor's office in the PAAB appeal process? **Yes.** Who on staff is responsible for PAAB appeals? **Assessor.** What other supporting roles are there in the appeals process and who is responsible as part of PAAB or district court cases? **Dan Boberg maintains the files and sends notices.**

- h. Is there an inspection cycle in place? If so, please describe the cycle and who is responsible for the inspections and planning: **There is not a cycle in place; the last time we went through the entire city Richard Horn did the planning & training initially; later Brenda Swaim trained & supervised the temporary workers over several summers (approx. 1996-early 2000s). A couple smaller scale efforts have been thwarted by staff leaving and COVID-19.**

- i. Software system administration: please indicate staff and describe the tasks
 - a. Who manages the CAMA system administration? **Lisa and Brenda; Lisa now manages administration of Proval with little involvement from Brenda (posting of values, roll-up to new year, memo maintenance, depreciation tables, & any other maintenance needed); she adds/maintains integrated queries, reports, and Pictometry, as needed. Brenda updates Microsolve each year; monthly she takes parcel snapshots of sales and moves them to sales file and exports inventory file, sales file, and abbreviated sales file for use with GIS and Access DB.**
 - b. Who manages the tax administration integration and other integration functions? **Mostly Lisa now; Brenda used to and offers guidance as needed. Tax administration no longer**
 - c. Are there other systems?
 - i. GIS and mapping – **Lisa and Brenda, only as needed**
 - ii. Other? – **Pictometry integration – Mostly Lisa now; Brenda used to and offers guidance/suggestions, as needed.**
 - iii. Document management – **Laserfiche document repository, linking documents to parcels. Lisa attaches digital documents en masse (e.g. assessment notices). Theresa scans and/or attaches existing digital files.**
 - iv. Data Cloud Solutions mobile data collector – **iPads for appraiser/data collector field work; changes reviewed and approved/rejected by Brenda. Once approved, records in Proval are sync'd with updates.**

- v. **SPSS – Formerly used by Assessor for data analysis and modeling. Not currently being used.**
- d. **What types of queries from each system? Myriad; post parcel data online; fulfill data requests for other city departments, quality control checks, quarterly sales, etc.**
- e. **Ratio analysis? Proval, Microsolve, Access, Excel, SPSS (not currently being used).**
- f. **Who manages the valuation decisions and methods? Currently Brenda; formerly Assessor in collaboration with Brenda.**
- g. **Please describe in detail and be prepared to discuss the valuation methods and software used for each class of property. If alternative systems or methods outside of the CAMA system are used please describe and be prepared to discuss and demonstrate where the records are kept**
 - i. **Residential – Regression model supported with Excel worksheet**
 - ii. **Condos – Residential --Mixed bag; some in Microsolve & valued with feedback; some in Excel worksheets; all have been subsequently trended**
 - iii. **Commercial (incl comm condos) – As far as I know Marshall & Swift black box (in Proval) & often supported with Excel worksheets. Occasionally Proval work may not be complete but Excel worksheet contains the work.**
 - iv. **Industrial – Same as commercial**
 - v. **Agricultural – CSR in Proval; no conversion to CSR2; Matt Boeck submits Access DB from GIS Ag Soils program; Lisa uploads to Tyler. Ag Dwellings in Proval.**
 - vi. **100% Exempt – Many without attributes (Hospital, ISU, DOT, etc.); had planned to mail letters this year and get rid of the remaining “E classified” parcels, but the year is wasting away; I’d be surprised if it rises to the top this year. Any that are sketched/entered are using Marshall & swift Black Box in Proval.**

Property ID or MAP ID	Notes	ID Type	Type / Use	Address	Assessed Value	Appellant	Representative Contact Name Company Phone Email	PAAB or District	Docket # or Case #	Notes
05-34-153-010	2019 2020 2021	Property ID	Multiresidential (Retirement Community)	1801 20th St	17,969,900 26,983,400 42,466,900	Northcrest, Inc	Patrick T Burk Brick Gentry PC 515-274-1450 patrick.burk@brickgentrylaw.com	District	EQCV051402 EQCV051402 EQCV052367	2019 2020 2021
09-09-227-020	2020 Did not appeal 2021	Property ID	Residential (Fraternity)	201 Gray Ave	\$ 4,660,000	Kyle Staley	Amanda Hassid Pasley and Singer Law Firm LLP 515-232-4732 AHassid@singerlaw.com	PAAB	2020-100-00015R	2020 Did not appeal 2021
09-15-340-015	2020 2021	Property ID	Commercial (Offices)	2900 University Blvd	23,536,640 23,090,000	Workiva, Inc	Sarah K Franklin Deborah M Tharnish Dentons Davis Brown PC 515-288-2500 Sarah.Franklin@dentons.com Deborah.Tharnish@dentons.com	District	EQCV051920 EQCV052362	2020 2021
05-28-261-000	2021	Map ID	Condominiums	3602 Grayhawk Ave 3613 Grayhawk Ave 2824 Talon Dr 3715 Grayhawk Ave 2821 Talon Dr 2811 Talon Dr 3712 Falcon Ave 2814 Talon Dr 3614 Falcon Ave 3605 Falcon Ave	\$ 18,312,000	Grayhawk Apartments LLC	Bruce W Baker Nyemaster Good PC 515-283-3187 bwbaker@nyemaster.com	PAAB	2021-100-10108R	2021
05-33-227-016	2021	Map ID	Condominiums	2627 Kent Ave	\$ 3,190,500	2627 Kent LLC	Bruce W Baker Nyemaster Good PC 515-283-3187 bwbaker@nyemaster.com	PAAB	2021-100-1017R	2021
05-34-227-085	2021	Property ID	Commercial (Mall)	2423 Grand Ave	\$ 4,548,880	Grand 1350 LLC	Sarah K Franklin Dentons Davis Brown PC 515-288-2500 Sarah.Franklin@dentons.com	District	EQCV052378	2021
05-34-227-140	2021	Property ID	Commercial (Mall)	2801 Grand Ave	\$ 12,495,000	Threshold NGM LP 51% Kirkwood Apartments Acquisition Two LC 15% NGM Ownership Group LC 34%	Jim Sarcone III Hubbel Realty Company 515-280-2068 jim.sarcone@hubbellrealty.com	PAAB	2021-100-00593C	2021
05-34-401-190	2021	Property ID	Residential (SFD)	1712 Coolidge Dr	\$ 194,600	Jeanne Taylor	Jeanne Taylor 856-266-4772 e.vestigio12@gmail.com	PAAB	2021-100-10115R	2021
05-36-470-030	2021	Property ID	Commercial (Vacant)	1904 Philadelphia St	\$ 254,100	Philadelphia Street LLC	JoAnn Barten 515-520-9593 mydeals7076@gmail.com	PAAB	2021-100-00559C	2021
09-01-400-040	2021	Property ID	Commercial (Bulk Liquid Storage)	701 Dayton Ave	\$ 368,000	AMX Corp	Joseph B Wallace 515-232-2501 joseph.wallace@amesattorneys.com	PAAB	2021-100-00453C	2021
09-07-450-010	2021	Map ID	Condominiums	4912 Mortensen Rd	\$ 13,491,900	RSS CSAIL2016-C5-1A VA LLC	Angie J Schneiderman Moore, Corbet, Heffernan, Moeller, & Meis LLP 712-252-0020 aschneiderman@mooreheffernanlaw.com	PAAB	2021-100-00598R	2021
09-07-471-030	2021	Property ID	Commercial (Hotel)	1325 Dickinson Ave	\$ 6,244,000	Cyclone Hospitality LLC	Zachary Ellington Ryan LLC 312-908-1149 zachary.ellington@ryan.com	PAAB	2021-100-00434C	2021

Property ID or MAP ID	Notes	ID Type	Type / Use	Address	Assessed Value	Appellant	Representative Contact Name Company Phone Email	PAAB or District	Docket # or Case #	Notes
09-07-430-060 09-07-430-070 09-07-430-105 09-07-445-045 09-07-445-030	2021	Map ID Property ID Map ID Map ID Map ID	Condominiums Multiresidential (Apts) Condominiums Condominiums Condominiums	4501 Dickinson Ave 4502 Dickinson Ave 4509 Dickinson Ave 4510 Dickinson Ave 4518 Dickinson Ave 4533 Dickinson Ave 4541 Dickinson Ave	\$ 3,648,400	FPA6 University West LLC	Sarah K Franklin Dentons Davis Brown PC 515-288-2500 Sarah.Franklin@dentons.com	PAAB	2021-100-00594R	2021
09-08-126-040	2021	Property ID	Commercial (Grocery Store)	3800 Lincoln Way	\$ 8,343,900	Hurd Lincoln Way LLC	Jerry Chatam JW Chatam & Associates 913-239-0990 jchatam@jwchatam.com	District	EQCV052365	2021
09-08-355-025 09-08-360-010 09-08-360-015 09-08-360-025	2021	Map ID Map ID Map ID Map ID	Condominiums Condominiums Condominiums Condominiums	1300 Coconino Rd 1400 Coconino Rd 1405 Coconino Rd 1415 Coconino Rd 1425 Coconino Rd 4305 Maricopa Dr 4315 Maricopa Dr 4325 Maricopa Dr 4335 Maricopa Dr 4345 Maricopa Dr	\$ 30,609,400	FPA6 University West LLC	Sarah K Franklin Dentons Davis Brown PC 515-288-2500 Sarah.Franklin@dentons.com	District	2021-100-00595R	2021
09-08-376-045	2021	Map ID	Condominiums	1329 Mayfield Dr 1333 Mayfield Dr 1417 Mayfield Dr 4215 Maricopa Dr	\$ 8,431,000	Dayton Park LLC	Bruce W Baker Nyemaster Good PC 515-283-3187 bwbaker@nyemaster.com	PAAB	2021-100-10105R	2021
09-09-126-230	2021	Property ID	Commercial (Retail)	133 Welch Ave	\$ 1,135,000	Scott Randall	Franklin Jerome Feilmeyer Pasley and Singer Law Firm LLP 515-232-4732 ffj@singerlaw.com	PAAB	2021-100-00600C	2021
09-09-126-240	2021	Property ID	Commercial (Retail)	2515 Chamberlain	\$ 246,300	Scott Randall	Franklin Jerome Feilmeyer Pasley and Singer Law Firm LLP 515-232-4732 ffj@singerlaw.com	PAAB	2021-100-00601C	2021
09-09-127-095	2021 Three Units have different ownership; not being protested	Map ID	Condominiums	119 Stanton Ave	\$ 15,534,400	Campus Investors IS LLC	Wesley Vaughn Duggan Property Services 205-216-4539 wv@campusapt.net	PAAB	2021-100-00566R	2021 Three Units have different ownership; not being protested
09-09-127-110	2021	Property ID	Multiresidential (Apartments)	127 Stanton Ave	\$ 1,350,000	Campus Investors IS LLC	Wesley Vaughn Duggan Property Services 205-216-4539 wv@campusapt.net	PAAB	2021-100-00565M	2021
09-09-127-175	2021	Property ID	Dual Class Commercial (Retail) Multiresidential (Apts)	116 Welch Ave	\$ 985,140	Campus Investors IS LLC	Wesley Vaughn Duggan Property Services 205-216-4539 wv@campusapt.net	PAAB	2021-100-00563D	2021
09-09-128-001	2021 Individual Condo Unit	Property ID	Commercial (Retail Condo Unit)	2520 Chamberlain St Unit 101	\$ 738,500	2520 Chamberlain LLC Scott Randall	Franklin Jerome Feilmeyer Pasley and Singer Law Firm LLP 515-232-4732 ffj@singerlaw.com	PAAB	2021-100-00602C	2021 Individual Condo Unit
09-09-128-008	2021 Individual Condo Unit	Property ID	Residential (Condo Unit)	2520 Chamberlain St Unit 501	\$ 200,080	2520 Chamberlain LLC Scott Randall	Franklin Jerome Feilmeyer Pasley and Singer Law Firm LLP 515-232-4732 ffj@singerlaw.com	PAAB	2021-100-00603R	2021 Individual Condo Unit

Property ID or MAP ID	Notes	ID Type	Type / Use	Address	Assessed Value	Appellant	Representative Contact Name Company Phone Email	PAAB or District	Docket # or Case #	Notes
09-09-130-030	2021	Property ID	Dual Class Commercial (Retail) Multiresidential (Apts)	303 Welch Ave	\$ 2,746,700	Campus Investors IS LLC	Wesley Vaughn Duggan Property Services 205-216-4539 wv@campusapt.net	PAAB	2021-100-00561D	2021
09-09-131-055	2021	Property ID	Multiresidential (Apartments)	207 Stanton Ave	\$ 705,000	Campus Investors IS LLC	Wesley Vaughn Duggan Property Services 205-216-4539 wv@campusapt.net	PAAB	2021-100-00562M	2021
09-09-200-043	2021 Two unit Condo	Map ID	Condominiums	2300 Lincoln Way 2302 Lincoln Way	\$ 16,917,000	Vesper Foundry LLC	Zachary Ellington Ryan LLC 312-908-1149 zachary.ellington@ryan.com	PAAB	2021-100-00433D	2021 Two unit Condo
09-09-201-245	2021	Property ID	Multiresidential (Apartments)	218 Stanton Ave	\$ 14,485,300	Campus Investors IS LLC	Wesley Vaughn Duggan Property Services 205-216-4539 wv@campusapt.net	PAAB	2021-100-00564M	2021
09-10-251-020	2021	Map ID	Condominiums	1206 S 4th St 1210 S 4th St 1214 S 4th St 1218 S 4th St 1222 S 4th St	\$ 35,750,000	ACA Stadium View Student Housing DST	Angie J Schneiderman Moore, Corbet, Heffernan, Moeller, & Meis LLP 712-252-0020 aschneiderman@mooreheffernanlaw.com	PAAB	2021-100-00597R	2021
09-10-477-010	2021	Map ID	Condominiums	1407 S Grand Ave 1411 S Grand Ave 1415 S Grand Ave 1419 S Grand Ave 1423 S Grand Ave 1427 S Grand Ave 1513 S Grand Ave 1517 S Grand Ave 1521 S Grand Ave 1525 S Grand Ave	\$ 26,088,600	Campus Crest at Ames LLC	Zachary Ellington Ryan LLC 312-908-1149 zachary.ellington@ryan.com	PAAB	2021-100-00432R	2021
09-11-175-100	2021	Property ID	Commerical (Restaurant)	309 S Duff Ave	\$ 1,889,900	SLB Real Estate Investors Phas	Kirsten H Frey Weijing Wu Shuttleworth & Ingersoll PLC 319-365-9461 khf@shuttleworthlaw.com wjw@shuttleworthlaw.com	District	CVCV052333	2021
09-11-176-048	2021	Property ID	Commerical (Restaurant)	519 S Duff Ave	\$ 920,000	Texas Roadhouse	Joshua R Rhoads Ducharme, McMillen & Associates Inc 800-309-2110 ext 246 jrhoads@dmaine.com	PAAB	2021-100-00596C	2021
09-11-325-015	2021	Property ID	Commercial (Retail)	701 S Duff Ave	\$ 6,113,700	E-M Hunziker LLC	Bruce W Baker Nyemaster Good PC 515-283-3187 bwbaker@nyemaster.com	PAAB	2021-100-10106C	2021
09-11-440-020	2021	Property ID	Commercial (Retail)	1220 S Duff Ave	\$ 4,382,400	Duff Daniels LLC 65% Westbrooke Daniels LLC 10.21% Westbrooke Wolf LLC 24.79%	Elizabeth J Carter Faegre Drinker Biddle & Reath LLP 515-248-9000 Elizabeth.Carter@FaegreDrinker.com Brent A Auberry Faegre Drinker Biddle & Reath LLP 317-237-1076 Brent.Auberry@FaegreDrinker.com	District	EQCV052381	2021

Property ID or MAP ID	Notes	ID Type	Type / Use	Address	Assessed Value	Appellant	Representative Contact Name Company Phone Email	PAAB or District	Docket # or Case #	Notes
09-12-451-010	2021	Property ID	Commercial (Retail)	1315 S Dayton Ave	\$ 6,762,500	Theisen Development Co LLC	Dan Poster Theisen Supply Inc 563-556-4738 damp@theisens.com	PAAB	2021-100-00420C	2021
09-14-175-025	2021	Property ID	Commercial (Retail)	305 Airport Rd	\$ 8,651,000	Sam's Real Estate Business Trust	Paul D Burns Bradley & Riley PC 319-5561 pburns@bradleyriley.com	District	EQCV052377	2021
09-14-225-040	2021	Property ID	Commercial (Retail)	700 SE 16th St	\$ 18,955,600	Menard Inc	Chad Zeznanski Wipfli LLP 262-225-1784 czeznanski@wipfli.com	PAAB	2021-100-00460C	2021
09-14-330-010	2021	Property ID	Commercial (Retail)	120 Airport Rd	\$ 8,592,500	BRHC Ames LLC	Daniel L Manning Sr Lillis O'Malley Olson Manning Pose Templement LLP 515-243-8157 dmanning@lolaw.com	District	EQCE052360	2021
09-15-225-025	2021	Map ID	Condominiums	709 Bay Dr 710 Bay Dr 711 Cove Dr 712 Cove Dr 713 Sandcastle Dr 714 Sandcastle Dr 715 Wave Dr 718 Wave Dr 815 Wave Dr 814 Sandcastle Dr 813 Sandcastle Dr 812 Cove Dr 811 Cove Dr 810 Bay Dr 809 Bay Dr 805 Coral Dr 804 Shore Dr 703 Shore Dr 1717 S Grand Ave 1917 Copper Beech Ave 1825 Copper Beech Ave 1805 Copper Beach Ave 1715 Copper Beach Ave	\$ 31,885,500	CB At Ames LLC	Zachary Ellington Ryan LLC 312-908-1149 zachary.ellington@ryan.com	PAAB	2021-100-00431R	2021
09-15-325-040	2021	Property ID	Commercial (Offices)	2710 South Loop Dr	\$ 9,250,000	Iowa State University Research Park	David L Ginger Belin McCormick PC 515-283-4668 dlginger@belinmccormick.com	PAAB	2021-100-00599C	2021
10-07-125-055	2021	Property ID	Commercial (Offices)	224 S Bell Ave	\$ 5,015,700	Winfield Solutions LLC	Sarah K Franklin Dentons Davis Brown PC 515-288-2500 Sarah.Franklin@dentons.com	District	EQCV052379	2021

Ames City Assessor Office Transition Plan per the Recommendations in the Iowa Dept of Revenue Report

Task	Lead Person	Tentative Deadline	Status	Comments
Condominium combines	Dan Boberg	Ongoing	In Progress	
				<ul style="list-style-type: none"> • Notification to property owners
Data Conversion	Lisa Henschel	01/01/2023	In Progress	
				<ul style="list-style-type: none"> • Data provided to Vanguard • Begin conversion (first round of conversion estimated to be done by 01/01/22) • Maintain Proval during conversion • Retire Microsolve immediately • CAMAVision software installation • Staff training
Non-residential appraisal assistance	Deb Schildroth	1/31/2022	In Progress	
				<ul style="list-style-type: none"> • Select vendor • Negotiate agreement
Staffing/job descriptions	Deb Schildroth	3/1/2022	Not Started	
				<ul style="list-style-type: none"> • Review positions and job descriptions including job classification and compensation • Initiate recruitments for City Assessor and Residential Appraiser in December 2021/January 2022

Additional Action Steps Supporting the Transition Plan

Task	Lead Person	Tentative Deadline	Status	Comments
Consultation	Deb Schildroth	N/A	In Progress	
<ul style="list-style-type: none"> Conference Board to consider entering into an informal agreement with the Iowa Dept of Revenue for ongoing consultation on an as needed basis. 				Action to be taken at the October 14, 2021 Conference Board meeting
Excellence Through People	Deb Schildroth	N/A	In Progress	
<ul style="list-style-type: none"> Conference Board to consider adopting the City of Ames Excellence Through People (ETP) values and definitions for the City Assessors Office. 				Action to be taken at the October 14, 2021 Conference Board meeting
Payroll Transition	Deb Schildroth	01/01/2022	In Progress	
<ul style="list-style-type: none"> Payroll transition from Story County to City of Ames per March 2021 MOU Coordinate with Story County Auditor's Office and City of Ames Finance and HR staff 				
Budget	Deb Schildroth	Ongoing	Not Started	
<ul style="list-style-type: none"> Work with staff to monitor the FY 2021-22 budget and develop the FY 2022-23 budget 				



EXCELLENCE THROUGH PEOPLE

GOALS:

- Exceptional service at the best price
- Enjoyable and stimulating work environment from which personal and professional growth can occur

VALUES:

Continuous Improvement:

Commit to ongoing evaluation of our systems and processes, and implement changes that enhance the achievement of the two ETP goals.

Creativity and Innovation:

Enhance the delivery of our services by being creative (build it new) or innovative (borrow it from another source) to improve our systems and processes.

Customer Driven:

Challenge ourselves, even when there are competing interests, to exceed customer expectations and maximize their satisfaction. Seek input through open communication with customers and others who may be affected to understand their point of view.

Data Driven:

Collect and analyze relevant factual information to develop unbiased options resulting in effective recommendations/ decisions.

Diversity, Equity, and Inclusion:

Acknowledge the complex differences of individuals, including all dimensions of identity, visible or invisible. Identify biases and eliminate barriers so everyone can succeed. Intentionally welcome and engage co-workers and the public, creating a safe environment where everyone can bring their authentic selves to make meaningful contributions, feel valued, and be included.

Employee Involvement:

Engage those who are closest to the work, or most affected by the outcome, to obtain their input, knowledge, and ideas; and to share decisions or conclusions with those impacted. All employees have a responsibility to provide this input.

Excellence:

Commit to going beyond the ordinary and using our abilities and opportunities to their fullest; a sense of striving rather than settling.

Fiscal Stewardship:

Procure products and services at the best price without compromising quality. Demonstrate responsible management of resources entrusted to our care and utilize time wisely.

Honesty and Integrity:

Be truthful. Do what is right and seek guidance when the right thing is not clear. Demonstrate the highest ethical standards even when no one will ever know, and policies and laws don't require it.

Leadership:

Expect all employees to influence the perceptions, attitudes, and behaviors of others in a positive direction to accomplish City work goals.

Positive Attitude:

Make a personal choice to emphasize constructive ideas, thoughts, and actions; overcome problems, find the opportunities in every situation, and look on the bright side of your work life.

Respect One Another:

Demonstrate considerate and courteous behavior; seek to understand the ideas, opinions, and thoughts of others while maintaining appreciation for the individual.

Safety & Wellness:

Uphold a commitment to the physical and emotional well-being of ourselves, our coworkers, and our customers.

Teamwork:

Collaborate with others, bringing together different talents, skills, and knowledge to best accomplish our work.



Date: September 1, 2021

To: City of Ames Conference Board

RE: Report to Conference Board resulting from request under Iowa Code 421.17

From: J. G. Roisen, MA, CAE, Division Administrator Local Government Services



Executive Summary

Department staff visited the Ames City Assessor's office on Thursday August 19, and Friday August 20, 2021. This executive summary is prepared in response to the City of Ames Conference Board's July 27, 2021 request that the Department 1) review property records to determine disparate or missing information; 2) review Vanguard software implementation; and 3) review current staffing levels and overall office structure. On Tuesday August 10th Julie Roisen met with the assessor's staff and made written requests for information. The data requests were provided at various times on August 16, 17, 18, 19, & 24, 30 & 31, 2021. The requests for information and staff responses are provide in the addendum of the final report. Not all items are discussed in the Executive Summary but are addressed in the final report.

1) Review of Property Records to Determine Disparate or Missing Information:

As part of the overall data requests made to Ames City Assessor staff there were specific requests in regard to records pertaining to disparate or missing information. Julie Roisen has verified with staff and reviewed the reports of the information that these claims referenced. The missing data referenced was based on a standard report from one of the computer aided mass appraisal systems (CAMA), ProVal, where the same parcels were listed multiple times and the "missing" information was not relevant or substantive in terms of the valuation. The reason this missing information is not relevant is because the valuations are not performed in this computer system. Valuations are done in multiple spreadsheets. See the addendum of the final report for the missing data report. Additional parcel record information is available for each of these parcels through laser fiche. The referenced 731 parcels with no sketches are all exempted property except approximately six taxable parcels, which had no sketches in ProVal. Please reference the addendum of the final report. This is a standard report from ProVal. Of these six taxable parcels, it appears only two parcels do not have supporting valuation documentation. Sketches of these few parcels can be remedied easily through field inspections and or through the EnerGov permitting system. Supporting documentation for the valuation can also be performed by staff. While it is important to have sketches and documentation on exempt property, it is not critical as long as there are valuations for the exempted property. Staff provided all of the documentation in regard to the sketches and verified these items while Julie Roisen was onsite. Based on a report provided by Lisa Henschel on August 30, 2021, it appears that of the 961 exempt parcels in Ames, 307 do not have value. Many if not most of these appear to be agricultural land and/or abandoned ROW. Completing these exempt records that have no value will need to be prioritized for the 2022 assessment based on the requirement in Iowa Code section 427.1(18). A listing is provided in the addendum of the final report of these parcels. Even though these exempt

records didn't have valuation there was not impact to the tax base and the City of Ames and Story County taxpayers because the records are not taxable. The exempt records with no sketch could be prioritized for a date after the implementation of the new CAMA system.

The list of parcels with no land value are a variety of items that includes cell towers and condominium lots where the land and garages were platted separately but are valued with the parcel containing the improvements. The complete listing of parcels is included in an addendum in the final report. There did not appear to be anything unusual or problematic with these parcel records. The reference to building permits not recorded in the CAMA system did not appear to be the case. Permit information for all parcels is contained in the ProVal system. The permit information does not show up on the Beacon website because the Microsolve CAMA system is used to update the Beacon website for residential property and no permit information is contained in Microsolve. Building permits are scheduled on a batch process through EnerGov, the City permitting software, and uploaded into ProVal. Staff verified that the boxes of plans located in the assessor's office were either in ProVal and/or contained in the EnerGov system as a PDF. This information will be included in the addendum of the final report and cited as commercial plan index provided and verified by staff while Julie Roisen was onsite.

2) Review of Vanguard Software Implementation

It appears there was no actual plan for the conversion and implementation of Vanguard even though a contract has been signed and there was, at minimum, a meeting with Vanguard staff and Ames City Assessor's staff. Of particular note and importance here is staff using two CAMA systems, Microsolve and ProVal. One system, Microsolve, appears to be slated for retirement. There are no sketches, photographs or, I believe, notes in Microsolve. Sketches, permits, photographs and notes, I believe, are either contained in or attached to ProVal through Laser fiche. However, valuations are not actually done in either system. Valuations are performed in multiple spreadsheets based on a multiple regression equation for residential property and in multiple spreadsheet workbooks for all other property types except agricultural vacant land. The agricultural vacant land is done in Tyler's Incode 10, tax administration software. The Department would recommend that any conversion draw from one system, ProVal, because the vast majority of information needed for a conversion is contained in the ProVal system while the Microsolve system has limited information. Staff should identify all data fields that are contained in Microsolve that do not exist in ProVal that they feel are relevant and manage these data fields until implementation of the new CAMA system. Trying to convert from two systems inherently increases risk and staff time unnecessarily during a conversion.

A recommendation was also made to city staff to contact owners of condominium and cooperative regimes and request that multiple parcels be combined into single parcels for each apartment complex. Changes in Iowa Code from House File 418 for the 2022 assessment make this possible. This action would potentially reduce the workload on staff, the complexity of a conversion and implementation of the new CAMA system; as well as, reduce administrative costs for the assessor's office and for the affected taxpayers. Approximately 39% of the improved parcel count is comprised of condominiums and cooperatives. Combining parcels where a single entity owns the entire regime will reduce the improved parcel counts by 7,660 parcels or approximately 36%.

To reduce risk and alleviate over burdening staff during the conversion, a recommendation that the Conference Board engage the vendor, of the software application, to have the vendor re-sketch and link each sketch to the pricing tables for residential properties. There is a structural difference between the way the two CAMA systems price properties that in all likelihood is not compatible. Additionally

converting existing sketches will yield a diagram that does not calculate and cannot be linked to the pricing tables. A secondary recommendation is for the Conference Board to contract with the vendor have all residential lots sized in the new CAMA system as the data available for conversion within ProVal and Microsolve is not readily convertible into the new system. This again alleviates risk, staff time, and delay in the conversion and implementation process.

During the process a plan will need to be made to allocate staff time to work with Vanguard to map the data into the new system and a decision maker will need to be available to make determinations where data is not easily converted and/or mismatches exist in fit between ProVal and CAMAVision. Another recommendation would be to plan for complete conversion, if possible, by the 2023 assessment which would mean the work is completed in late 2022 or early 2023. Additional analysis will need to be done to value land and improvements within the new CAMA software at the time of go live. If the 2023 assessment is not feasible then 2024 would be the last date for completion to be in compliance with the 2020 Iowa Manual based on the approved extension request.

3) Review Current Staffing Levels and Overall Office Structure

The current staffing levels appear to be heavily weighted toward non-appraisal staff. The need for these support staff FTEs could be reduced by decreasing the duplicative work of keeping two computer-aided mass appraisal systems updated with information. An immediate improvement would be to stop using one of the existing CAMA systems to alleviate the burdensome nature of this maintenance on existing staff. Since the vast majority of information is contained within ProVal and the Microsolve system has much less information contained in it; retention of the system that contains the most relevant information makes the most logical sense. From discussions with the staff, no actual valuations, no permit information or sketches or photographs are being maintained or valued in Microsolve so maintaining this system appears unnecessary. There are 5,417 condominium properties that are in Microsolve. However, combining the records that can be combined, as recommended earlier in this executive summary, reduces these parcel counts so the actual number left in Microsolve will be significantly less and can be managed either in spreadsheets or in ProVal until the implementation of the new CAMA system.

At the current time it appears staff update the Beacon website with sale information for residential property from Microsolve. However, all sale information is maintained in ProVal and the updates for nonresidential property to Beacon are done from ProVal. Beacon updates for all parcels could be done from ProVal. Again, indicating there is no need to continue maintaining Microsolve. Staff would need to work with the Beacon Schneider staff to get the batch processes in place to accomplish this for residential properties.

The current residential improved parcel count of 11,861 with the addition of second dwellings on parcels and agricultural dwellings the count equals 11,888. Assuming approximately 6,000 residential parcels per FTE, results in an estimate of approximately two residential appraisal FTEs would be required. All other nonresidential improved parcels, assuming a reduction in the residential condominiums which are actually apartment buildings of 7,660 records, equals 1,844 total improved nonresidential parcels. Assuming approximately 1,500 parcels per FTE for a commercial appraiser equals approximately 1.25 FTEs. Considering the district court and PAAB caseload another .5 FTE may be necessary. This information indicates approximately 1.50-1.75 FTEs for appraisers with skill to manage commercial and other more complex properties. The assumption is the assessor or a deputy should be skilled enough to manage these properties types which leaves approximately .50-.25 FTE for office administration. Eliminating the maintenance of two CAMA systems reduces the administrative needs as well. Two FTEs should be

sufficient as support staff once the decision is made to stop using two CAMA systems. Because the City assessor’s office is a separate assessing jurisdiction from the county, there is a higher need for technical support staff to manage between the city and county systems. Also, the upcoming conversion and implementation of a new CAMA system, indicates a higher need for technical support staff. An additional benefit, once the implementation is completed, is that the technical support staff will be in a very good position to manage the new software and all interfaces, batch processing, and the ratio studies and reports needed for appraisal and administrative support staff.

To summarize the Department’s Recommendation:

Non-residential appraisal FTEs (assessor and possible deputy)	1.50-1.75
Residential appraisal FTEs	2
Support staff	2
Technical staff	1
Overall office management by assessor	<u>.25-.50 FTE</u>
Total FTE’s estimate	7

Appraisers should be capable of handling the appeals at the boards of review and be capable of making recommendations to the assessor and to the boards of review. These recommendations would be for valuation changes at an individual property level as well as mass appraisal recommendations to maintain values that are compliant with Iowa law.

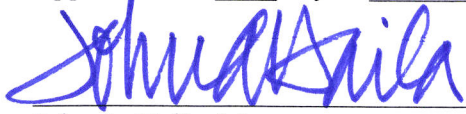
The recommendations presented here of course need to be considered in the context of the skills and abilities of current staff and potential applicants for vacant positions. Efficiencies could be gained if the staff was expected to do both residential and commercial appraisal work. Additionally having more than one staff person capable of doing both types of work improves the delegation of the work when vacancies occur. Cross training for the support staff would also improve the management of tasks when positions become vacant as well.

**Memorandum of Understanding
Between the City of Ames, Iowa and Story County, Iowa
Regarding the Ames City Assessor**

1. **Background:** The Ames Conference Board is responsible for the oversight of the Ames City Assessor and City Assessor's Office. The Ames City Assessor has occupied office space in Ames City Hall and its employees have been provided certain fringe benefits administered by the City. Story County has been the provider of payroll services for employees of the Ames City Assessor's Office.
2. **Purpose:** The purpose of this Memorandum of Understanding (MOU) is to outline the responsibilities and mechanisms for providing certain services to the Ames City Assessor's Office.
3. **Supervision:** It is understood that the City Assessor is appointed by and reports to the Ames Conference Board; employees of the City Assessor are appointed by and report to the City Assessor.
4. **Personnel Policy Administration:** Employees of the City Assessor's Office are subject to the personnel policies adopted by the City Assessor or the Conference Board, as appropriate. The City of Ames Human Resources Department will assist in advising the City Assessor's Office regarding the interpretation and application of its personnel policies. However, the City Assessor's Office is responsible for the implementation of any final personnel decision or action.
5. **Use of City Facilities:** The City Assessor's Office will be provided space in Ames City Hall for its operations. No renovations or remodeling of the office space by the City Assessor's Office may occur without the approval of the City, and costs for such renovations or remodeling shall be charged to the City Assessor's Office. The City Assessor's Office will have access to shared spaces within City Hall, such as conference rooms and employee break rooms, in the same manner as City departments housed in City Hall. The City Assessor's Office will ensure its staff complies with any policies adopted by the City for the management of City facilities, such as health and safety measures, security procedures, room reservation policies, or other policies.
6. **Internal Services Provided:** The following services will be provided and charged to the City Assessor's Office in the same manner as such costs are charged to City departments housed in City Hall:
 - a. Office space occupancy (e.g., utilities, cleaning, routine maintenance, etc.)
 - b. Communications technology and shared software (e.g., telephone, network, email, GIS, Microsoft Office, EnerGov, etc.)
 - c. Messenger services (interoffice mail, postal service, and freight)

- d. Human Resources assistance (employee recruitment, new employee onboarding, employee development center training, health promotion programs, etc.)
 - e. Payroll and employee benefit processing.
7. **Payroll and Employee Benefit Processing:** The City of Ames will provide payroll and employee benefit processing services for employees of the City Assessor's Office. The City Assessor's Office will provide regular timesheets and other compensation information to the City on such forms and in such manner as the City's Finance Director may prescribe. The City will calculate the amount to be disbursed each pay period and provide that amount to the City Assessor's Office to requisition from the assessment funds held by Story County. The City will make fringe benefits available to City Assessor's Office employees, in the same manner as those benefits are available to City employees. Such benefits include:
- a. Medical insurance
 - b. Dental insurance
 - c. Voluntary Vision insurance
 - d. Life and Accidental Death and Disability Insurance
 - e. Voluntary Supplemental Life and AD&D Insurance
 - f. Flexible Spending Accounts
 - g. 457 Deferred Compensation
 - h. Workers Compensation coverage
 - i. Employee Assistance Program.
8. **Employee Values and Cooperation:** In recognition of the mutual benefit of exceptional customer service and an enjoyable and stimulating work environment, the City Assessor will participate on the City's Executive Leadership Team as if a City department head. The City Assessor's Office will adopt, support, and embody the Excellence Through People organizational values.
9. **Effective Date and Duration:** This Memorandum of Understanding is effective January 1, 2022, and will remain in effect in perpetuity unless it is terminated by the parties. Any party that wants to terminate their involvement in this agreement shall provide the other party with at least thirty (30) days' prior written notice. This agreement may be amended by mutual agreement of the parties. An amendment or termination must be made in writing and must be signed by each party's designated representative(s) with authority to enter into this agreement. The parties agree to work in good faith to complete a timely and responsible transition of responsibilities to the arrangements described in this memorandum before the effective date. However, the parties acknowledge that due to the complexities of this transition, some flexibility regarding the implementation timing may be required.
10. **Miscellaneous:** No provision of this agreement shall form the basis of a cause of action at law or equity by any party against any other party, nor shall any provision of this agreement form the basis of a cause of action at law or equity by any third party.

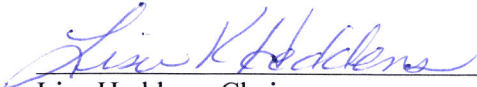
Approved this 23RD day of MARCH, 2021



John A. Haila, Mayor
City of Ames, Iowa

3/23/2021

Date



Lisa Heddens, Chair
Story County Board of Supervisors

3-2-21

Date