

Ames City Assessor's Budget Proposal for the 2024-2025 Fiscal Year

For the Conference Board meeting at 5:00 p.m. on January 23, 2024

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

The Mini Conference Board met January 8, 2024, to review the Assessor's budget proposal. The meeting was held in City Hall. Members present were John Haila, Ames City Council; Lisa Heddens, Story County Board of Supervisors; Kelly Winfrey, Ames School Board of Directors; and Shari Plagge, City Assessor. Also present was Dan Boberg (Appraisal Tech) as minute taker.

CONFERENCE BOARD

Iowa assessment laws can be found in Chapter 441 of the *Iowa Code*. Other chapters affect the process, and there are numerous administrative rules. The *Code* creates a Conference Board for each county. City Assessors are optional for cities with populations over 10,000. City Assessors are created by ordinance and a City Conference Board is automatically created.

The Ames City Conference Board includes 3 voting units made up of the Ames City Council (1), School Boards of Directors (2) of the Ames, Gilbert, Nevada and United school districts, and the Story County Board of Supervisors (3). The mayor is chairperson. Each unit's vote is determined by the vote of the majority of the members present for that unit. At least two members of a voting unit must be present to be eligible to vote. A quorum is reached when at least two members of the unit are present and 2 of the 3 units are present.

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

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

BOARD OF REVIEW

The Ames Board of Review has five members. Members are appointed by the Conference Board for staggered six-year terms. The *Code* requires members to have different occupations, and when possible, their occupations should be experience in real estate, construction, architecture, appraisal or similar fields. The Board of Review meets annually in May to hear appeals on assessments, classification and exemptions as determined by the Assessor.

There are 3 vacant seats needing to be filled. The expiration date for each current board member is as follows:

Bill Whitman (expired)	12/31/2023	Martin Edelson (expired)	12/31/2023
Gail Johnston	12/31/2024	Park Woodle	12/31/2025
Gina McAndrews (resigning)	12/31/2028		

ASSESSOR

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

The main duties of the Assessor are to classify and value all property in the assessment jurisdiction according to the Code of Iowa. Iowa law requires reassessment in odd-numbered years of all property or equalization years. In even-numbered year changes are typically new construction or renovation of existing structures. A notice of assessment must be sent when valuation, classification, or taxable status changes for any reason.

In addition, the Assessor accepts and recommends allowance or disallowance for multiple credit and exemption programs. The most common are the homestead credit, homestead 65+ exemption and military service exemption. Less common, but more problematic, are exemption claims for religious and charitable organizations and disabled veteran's homestead credit.

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

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

In summary, the Assessor has a variety of duties and functions and is an integral and essential component of local government operations. Assessors have a mission to provide fair and equitable assessments as the basis for funding local governments and services. This is obtained by creating a high standard of professionalism in our association's membership through collaboration, mentoring and education.

It is also important for the Conference Board members to fully understand what the Assessor DOES NOT DO:

- Does not calculate or collect taxes.
- Does not determine tax rates or consolidated levy rates.
- Does not set market value – the Assessor measures the level of value, as indicated by sales of real property in Ames.
- Does not make the laws and rules regarding assessments including Board of Review.

DEPARTMENT ACTIVITIES

While there is currently one vacancy, the following is a list of the full-time employees of the City Assessor's Office and their starting dates:

▪ Shari Plagge, City Assessor	April	2022
▪ Deputy Assessor	Vacant	TBD
▪ Ranie Seversike, Appraisal Clerk	March	2023
▪ Daniel A. Boberg, Appraisal Technician	August	2017
▪ Kenneth Baker, Residential Appraiser	November	2023
▪ Kirk Nasset, Residential Appraiser	April	2022
▪ Christopher W. Bilsland, Residential Appraiser II	January	2017
▪ Lisa M. Henschel, Database Manager	December	2017

The Assessor's Office continues to update and make changes in policy and procedures as we work through a complete in-house revaluation and software conversion. This process will be completed over the next 4 to 6 years. A physical review of each property will be conducted to verify the physical characteristics of both the land and any buildings or structures. Land sales are analyzed to determine a unit price as if vacant and as if improved and to determine any obsolescence factors that may be affecting the sale. Using the buildings physical characteristics and the Iowa Real Property Appraisal Manual, a replacement cost new is determined for each structure. Sale data is studied to determine depreciation, obsolescence or other market influences affecting market value.

In addition to the market analysis, a study of both horizontal and vertical equity will be conducted to achieve uniformity in assessments. Land values and improvement values, after all market adjustments or any factors that may influence the market sale price have been made, are added together to determine the property's total 100% assessment.

The following are highlights of some key activities:

- Land values for 2025 are moving from a lump sum value to valuing land by unit. This could be lot size, front foot, per acre or per square foot. This entails a visual inspection, using aerial photography, of each parcel of land and entering the characteristics into the CAMA software.
- 183 condo units were combined into 15 new parcels after the horizontal property regimes (condo complexes) were dissolved this year. Seven new subdivisions were created adding 66 new parcels.
- The recruitment process for 2 temporary data collectors to assist with the on-site property inspections is underway. Interviews started in early January with the hope that the position will be filled soon. They will work alongside the other appraisers for a few weeks before being on their own.
- The recruitment process for a new Deputy City Assessor has been placed on hold until after July 1. With the limited pool of available candidates in the state, a viable option is to have interested staff attain the education and qualifications necessary to be certified and eligible to be appointed as the deputy. Staff are also acquiring the necessary education and qualifications not only to sit for the deputy exam but also to acquire the Iowa Certified Assessor (ICA) designation since the courses and education are nearly identical. Note: Iowa Code 441.13 does state that field personnel, when possible, should be selected from the eligible list of deputies.
- We are finishing up the process of converting our data to the city's IT department and eliminating the duplication we currently have in services from an outside vendor. The City

IT will also be our technical support for a majority of our needs including data backups and cyber security.

- April, May, and June were very busy months for us. Record increases in Ames and across the state were reflected in the new assessments. As notices hit the mailboxes, counter traffic, calls and emails were constant. Over 1,000 informal appeals were received. In May, the Board of Review heard over 350 petitioner's appeals concerning the assessments on over 3,000 parcels.
- New legislation in May 2023 lead to a multitude of homeowners 65 and over qualify for a new property tax exemption. This last-minute legislation gave applicants a short 6 weeks to apply for the new exemption and 2,525 applications were received and processed by July 1st.
- All credit and exemption applications on file are being reviewed for continued compliance. Exempt properties not currently valued will be listed starting in 2024. Staff meetings are held on a regular basis to assist with questions they may have and to work out procedures during the conversion. We will have a procedural manual when we are done with the conversion to maintain equity within Ames for all property.
- Working with Susan Gwiasda, Public Information Officer, updates about the office have been given to the community on the radio and social media. Speaking engagements to educate and answer questions on our conversion process, assessments and appeal process have been given to realtor groups and other organizations. We will continue to keep the community updated whenever there is a need for public outreach.
- A mass appraisal report was produced and published to the website in late Fall. This report is a summary to show how values were determined and the sales studies conducted.

ASSESSED AND TAXABLE VALUES

The changes in tax base for assessed and taxable values from 2022 to 2023 are shown in the following two tables:

Table 1. 100% Assessed Values by Class

Ames Valuation by Class : 100% Valuation from Department of Management				
Class	2022 Actual	2023 Actual	Difference	% Change
Ag Land & Ag Bldgs	\$ 4,397,100	\$ 5,770,400	\$ 1,373,300	31.2%
Residential**	\$ 4,224,975,500	\$ 5,141,458,100	\$ 916,482,600	21.7%
Commercial	\$ 1,071,898,222	\$ 1,188,254,100	\$ 116,355,878	10.9%
Industrial	\$ 177,153,700	\$ 175,859,000	\$ (1,294,700)	-0.7%
Railroads & Utilities less Gas & Electric	\$ 13,532,198	\$ 13,748,221	\$ 216,023	1.6%
Total	\$ 5,491,956,720	\$ 6,525,089,821	\$ 1,033,133,101	18.8%
Exemptions (deducted from total)	\$ 1,926,808	\$ 12,346,280	\$ 10,419,472	540.8%
100% Values Total Except Gas & Electric	\$ 5,490,029,912	\$ 6,537,436,101	\$ 1,022,713,629	19.1%
Gas & Electric Valuation	\$ 37,862,320	\$ 37,740,516	\$ (121,804)	-0.3%
100% Values Total	\$ 5,527,892,232	\$ 6,575,176,617	\$ 1,022,591,825	18.9%

Table 2. Taxable Values by Class

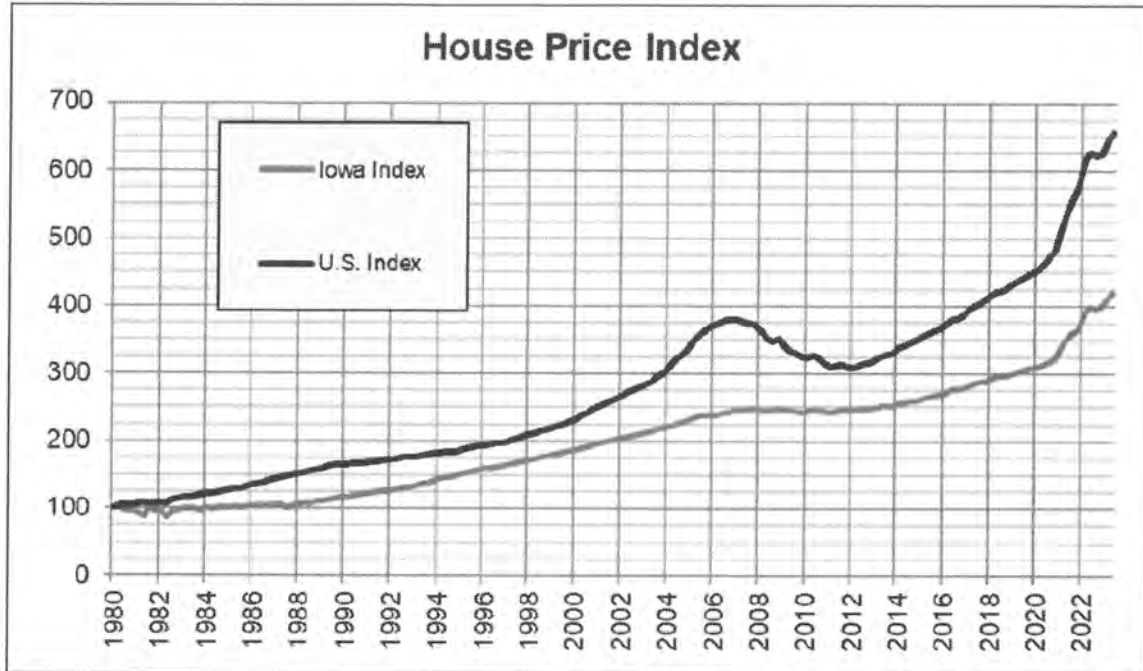
Ames Taxable Valuation by Class: (after assessment limitations applied)				
Class	2022 Actual	2023 Actual	Difference	% Change
Ag Land & Ag Bldgs	\$ 4,029,640	\$ 4,145,285	\$ 115,645	2.9%
Residential**	\$ 2,308,953,296	\$ 2,382,695,581	\$ 73,742,285	3.2%
Commercial	\$ 924,053,036	\$ 1,018,475,396	\$ 94,422,360	10.2%
Industrial	\$ 156,213,595	\$ 154,847,932	\$ (1,365,663)	-0.9%
Railroads & Utilities less Gas & Electric	\$ 12,243,716	\$ 12,417,576	\$ 173,860	1.4%
Total	\$ 3,405,493,283	\$ 3,572,581,770	\$ 167,088,487	4.9%
Exemptions	\$ 1,926,080	\$ 12,346,280	\$ 10,420,200	541.0%
Taxable Total Except Gas & Electric	\$ 3,403,567,203	\$ 3,560,235,490	\$ 156,668,287	4.6%
Gas & Electric Valuation	\$ 7,160,026	\$ 8,084,945	\$ 924,919	12.9%
Taxable Values Total	\$ 3,410,727,229	\$ 3,568,320,435	\$ 157,593,206	4.6%

**Residential includes properties such as single family homes, multi-family homes, apartments, condos, townhouses and other living facilities.

Source: Iowa Department of Management Reports for Story County as of January 1, 2024.

Housing price trends

The Federal Housing Finance Agency reported a steady increase in housing prices throughout the country from 2012 through 2020 due to limited supply, increased demand, and low interest rates. The current national index shows an increase of 72.7% since the 2007 recession. In Iowa, the index has increased 72.0% and Iowa house prices increased 5.0% over the most recent 4 quarters (report from November 2023). In the June 2023 report, the Iowa house price increased 9.1% in the prior 4 quarters.



More Data. Additional information can be found on the Legislative Services Agency's [Economic Trends webpage](#), which includes links to source sites and the underlying data for each Economic Trends indicator.

Source: Iowa Legislative Service Agency and Federal Housing Finance Agency.

ASSESSMENT ROLLS FOR 2023

We mailed out assessment rolls to all properties (excluding parcels owned by the State of Iowa, City of Ames, ISU and federally owned properties) for January 1, 2023. The following table breaks them down by property class for 2023 under the column current parcel count.

Total parcel count for January 1, 2023 abstract

Class	Current parcel count
Commercial	1093
Residential	10725
Res 3+ (Apts & Frats)	359
Residential Condos & Townhomes	7023
Residential Duplexes & Conversions	774
Residential COOPs	136
Section 42	147
Ag land & buildings	123
Industrial	30
100% Exempt	603
Total parcel count	21013

ASSESSMENT APPEALS

Informal Hearings:

In 2017, the Iowa Code was amended, accommodating for an informal hearing with the property owner, and allowing the Assessor to change a value or classification until April 25, provided there's a signed agreement with the property owner. We had a number of informal appeals and due to time restraints and last-minute submissions, we did not get to all of the requests.

2023 Informal Hearings: Number of Signed Agreements by Class

CLASS	
* Agricultural	1
* Residential Dwelling on Agricultural Realty	_____
Residential "outside incorporated cities"	_____
Residential "within incorporated cities"	635
Commercial	27
Industrial	_____
Multi-Residential	1
TOTAL	664

Board of Review: The Board of Review met 13 days during the 2023 session. Below are the number of protests filed with the 2023 Board of Review and the results of the appeals. Cases where the appeal was upheld means that the petition of the property owner was granted or partially granted.

CLASSIFICATION	NUMBER OF PROTESTS	NUMBER UPHELD	NUMBER DENIED
*Agricultural	_____	_____	_____
*Residential Dwelling on Agricultural Realty	_____	_____	_____
Residential "outside incorporated cities"	_____	_____	_____
Residential "within incorporated cities"	2875	2827	48
Commercial	157	122	35
Industrial	1	_____	1
Residential 3+	46	39	7
TOTAL	3079	2988	91

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In addition, the informal protests that we were unable to review before the deadline were reviewed. If we found that a change should be made, those assessments were submitted by the Assessor's office to the Board of Review and a request made to the Board of Review to adjust the assessments. The chart below shows the number of assessments changed by the board due to our request.

CLASSIFICATION	NUMBER OF INCREASES	NUMBER OF DECREASES
*Agricultural	_____	_____
*Residential Dwelling on Agricultural Realty	_____	_____
Residential "outside incorporated cities"	_____	_____
Residential "within incorporated cities"	_____	106
Commercial	_____	1
Industrial	_____	_____
Residential 3+	_____	2
TOTAL		109

PAAB and District Court: Attachment "A" lists the 19 appeal cases with the Property Assessment Appeal Board and District Court that have appealed beyond the 2023 Board of Review session. As of January 1, 2024, we have 16 active cases yet to be heard, 1 from the 2021 & 2022 assessment year, 1 dismissed, and 2 have been heard and the assessments upheld. If the value does not change for 2024 and the taxpayer wins the appeal, the value is for both the 2023 and 2024 assessment years.

Attachment "B" shows the possible tax dollars lost if the appellant were to win the appeal per year. This does not include any fees for outside counsel.

The court case by Eta Alumni Corp of Alpha Gamma Rho was eventually withdrawn. This was an appeal of the procedure as well as the value and tax abatement. Expenses for this litigation totaled \$35,091. We did have insurance reimburse \$25,000.

ABSTRACT AND EQUALIZATION

The Abstract of assessment was submitted in late June 2023. After review of the sales ratio studies and the increase in values (not counting new construction), we received an equalization order from the Department of Revenue to **increase** values for residential properties by another 6%. This order was appealed and was successfully eliminated.

SALES DATA FOR 2024 VALUATIONS

The table below lists the number of arms-length sales for the 2024 assessments. 1,059 sales were evaluated to determine if they were good for analysis and used to set values for all properties in the future. NOTE: This is not an equalization year so values will not change unless the parcel has been reviewed due to new construction, demolition, or owner request.

Verified sales for 2024 valuations

Class	# of sales	Sales Ratio	Average Sale Price	Current parcel count	% of parcels sold	% increase due to market sales
Commercial	14	81.99	1,149,357	1053	1.28%	20.42%
Residential	561	77.68	303,394	9816	5.72%	28.73%
Res 3+	7	85.24	5,240,000	309	2.27%	17.32%
Residential Condos	4	75.90	142,750	6822	0.06%	31.75%
Residential Conversions	33	77.20	261,734	782	4.22%	29.53%
Ag, Industrial & Exempt	2			2414		
Total parcel count	621			21156	2.92%	

PERMITS UNDER REVIEW

For 2024, over 3,000 parcels are being reviewed for various reasons. Active permits received from Planning and Housing, requests by owners who missed the deadline to appeal and properties that were flagged for review during the conversion process or information obtained through the sales verifications.

For 2025, land valuations will be completed along with permits. It is also a revaluation and equalization year so all properties will receive a new assessment.

BUDGET PROPOSAL

Attachment “C” is the budget expense proposal. Explanations for various line-item expenses follow:

Attachment “D” shows a breakdown of salary and benefits.

Salaries: City payroll calculated projections for salaries and benefits. Salaries are calculated with a 3.5% cost of living increase and a 2% merit pool, for a total of 5.5%.

Board of Review salaries are at the hourly rate of \$35. There is also a clerk to take the minutes. For budgeting purposes, we estimate that the clerk will need to put in 1.5 times the hours of the Board. The clerk is paid at a rate of \$15.00 per hour.

For the foreseeable future, we’d like to continue employing temporary employees or interns to assist us with various projects and on-site data collection.

Taxable Fringe Benefits: Monthly cell phone allowance for the five full-time staff and 2 temporary staff that have regular duties outside the office. Additionally, it includes a \$100 stipend to reimburse Board of Review members for the use of their laptops during sessions.

Health Insurance: The amount budgeted is based on our current and projected staffing and use levels.

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

Attachment “E” shows a breakdown of expenses with more than one vendor or payee.

Board of Review Expenses: This line represents payment of the Board’s mileage as well as board-related postage and supplies.

Supplies, Telephone, Etc.: These amounts are mostly self-explanatory. Most are based on past experience and the city’s estimate of charges for next year. Breakdowns for Management services, GIS/Mapping and Software are on Attachment E

Mileage: This line represents reimbursement to employees who use their personal auto for work purposes. It’s paid at the current IRS rate.

Appeals: With the cost of litigation and appraisals, an increase in the amount for appeals is necessary. Appeal costs were reviewed earlier and can be found on attachment B.

Special Projects: Minor remodeling in the office and desk partitions.

Levy Rate: Overall levy rate will go from .35183 to .32228, an 8.4% reduction.

Submitted January 18, 2024, by Shari Plagge ICA RES AAS, Ames City Assessor.

ATTACHEMNT "A"

Assessment Year	Doing Business As	Appellant	Property ID or MAP ID	PAAB or District	Notes (Filed in prior years)	Assessed Value	Appellant Value Request	BOR Appraisal estimate of value
2021, 2022, 2023	North Grand Mall	Threshold NGM LP 51%; Kirkwood 15% NGM Ownership Group LC 34%	05-34-227-140	PAAB	2021,2022	\$ 12,495,000	\$ 5,000,000	2021 - 12,400,00 2022 - 12,875,000 2023 - not received yet
2023	Walmart	Ames Iowa LLC	05-27-476-020	District	2019,2017	\$17,574,600	Not Stated	
2023	Kohl's	Grand 1350 LLC/Kohl's 1499	05-34-227-085	PAAB	2021,2017 2013	\$6,045,600	\$ 3,950,000	
2023	Manatt's	Manatt's Inc	09-01-225-110 09-01-225-210	PAAB		\$434,200 \$2,947,400	\$ 2,357,000	
2023	Chick-Fil-A	Chick-Fil-A Inc	09-11-204-140	PAAB		\$3,398,800	Not Stated	
2023	Walmart	Walmart Inc Store 4256-00	09-11-251-300	District	2019,2017,2015 2011,2010,2009	\$21,227,200	Not Stated	22,200,000
2023	Hickory Park	HP Real Estate LLC	09-11-450-115	PAAB		\$4,126,200	\$ 2,899,300	
2023	Grandstay Hotel Old Chicago	Greater Ames Hospitality	09-14-126-030	PAAB		\$5,667,900	\$ 5,000,000	
2023	Sam's Club	Sam's Real Estate Business Trust	09-14-175-025	District	2021,2017,2011	\$9,704,200	Not Stated	
2023	Lowe's	Lowe's Home Centers	09-14-330-010	District	2021,2017,2015	\$10,719,900	Not Stated	
2023	Menard's	Menard's	09-14-225-040	District	2021,2022	\$18,700,000		
2023	Workiva	Workiva	09-15-340-015	District	2020,2021	\$25,482,700		
2023	Plumb Supply Co	Plumb Supply Co	10-07-100-005	PAAB		\$1,010,600	\$ 808,500	
2023	Single family home	John & Dawn Hales	05-31-375-110	PAAB		\$236,700	\$ 213,500	
2023	Single family home	Rex Alan Watson	09-07-275-020	PAAB		\$382,900	\$ 328,793	
2023	Single family home	Donald Gregory Goodman	09-07-285-110	PAAB		\$391,400	\$ 328,500	
2023	Single family home	Jonathan Sayre Wood	09-16-382-170	PAAB		\$540,500	\$ 465,000	
2023	Single family home	Xiaoqui Huang	09-21-128-060	PAAB		\$747,900	\$ 702,200	
2023	Single family home	Christian Carichner	05-35-476-340	PAAB		\$359,300	\$ 287,500	

ATTACHEMNT "A"

Assessment Year	Doing Business As	Cost of Appraisal	Taxpayer Appraisal	Notes on hearing	Hearing Date	Final Order Date	Value from decision	Decision <i>Affirmed/Denied/Dismissed/Settled/Withdrawn</i>
2021, 2022, 2023	North Grand Mall	7,000		Consolidated and Continued on 10/12/23	7/9/24			
2023	Walmart	15,000						
2023	Kohl's	15,000			9/26/24			
2023	Manatt's							
2023	Chick-Fil-A							
2023	Walmart	15,000						
2023	Hickory Park							
2023	Grandstay Hotel Old Chicago							
2023	Sam's Club	15,000						
2023	Lowe's	20,000			7/30/24 7/31/24			
2023	Menard's	20,000	16,500,000		7/9/24 7/10/24			
2023	Workiva		14,500,000		6/11/24 6/12/24			
2023	Plumb Supply Co				3/29/24			
2023	Single family home				11/14/23		\$236,700	Affirmed
2023	Single family home				11/14/23		\$382,900	Affirmed
2023	Single family home				2/6/24			
2023	Single family home				3/29/24			
2023	Single family home				2/6/24			
2023	Single family home			Not timely filed			\$359,300	Dismissed

ATTACHMENT "B"

Assessment Year	Doing Business As	Appellant	Assessed Value	Appellant Value Request	Taxpayer Appraisal	Value difference	Cost of Appraisal	Possible tax dollars lost in appeal each year
2021, 2022, 2023	North Grand Mall	Threshold NGM LP 51%; Kirkwood 15% NGM Ownership Group LC 34%	\$ 12,495,000	\$ 5,000,000		\$ 7,495,000	\$ 7,000	\$ 230,771
2023	Walmart	Ames Iowa LLC	\$ 17,574,600	Not Stated			\$ 15,000	\$ -
2023	Kohl's	Grand 1350 LLC/Kohl's 1499	\$ 6,045,600	\$ 3,950,000		\$ 2,095,600	\$ 15,000	\$ 64,524
2023	Manatt's	Manatt's Inc	\$434,200 \$2,947,400	\$ 2,357,000		\$ 1,286,000		\$ 39,596
2023	Chick-Fil-A	Chick-Fil-A Inc	\$ 3,398,800	Not Stated				\$ -
2023	Walmart	Walmart Inc Store 4256-00	\$ 21,227,200	Not Stated			\$ 15,000	\$ -
2023	Hickory Park	HP Real Estate LLC	\$ 4,126,200	\$ 2,899,300		\$ 1,226,900		\$ 37,776
2023	Grandstay Hotel Old Chicago	Greater Ames Hospitality	\$ 5,667,900	\$ 5,000,000		\$ 667,900		\$ 20,565
2023	Sam's Club	Sam's Real Estate Business Trust	\$ 9,704,200	Not Stated			\$ 15,000	\$ -
2023	Lowe's	Lowe's Home Centers	\$ 10,719,900	Not Stated			\$ 20,000	\$ -
2023	Menard's	Menard's	\$ 18,700,000	Not Stated	\$ 16,500,000	\$ 2,200,000	\$ 20,000	\$ 67,738
2023	Workiva	Workiva	\$ 25,482,700	Not Stated	\$ 14,500,000	\$ 10,982,700		\$ 338,157
2023	Plumb Supply Co	Plumb Supply Co	\$ 1,010,600	\$ 808,500		\$ 202,100		\$ 6,223
								\$ 805,349

ATTACHMENT "C"

BUDGET ITEM	FUND #	DESCRIPTION	ACTUAL FYE JUNE 30, 2023	ORIGINAL BUDGET FYE JUNE 30, 2024	RE-ESTIMTED BUDGET FYE JUNE 30,2024	PROPOSED BUDGET FYE JUNE 30,2025	% INCREASE OR DECREASE FROM PRIOR YEAR ORIGINAL	Notes for difference in FYE 2024 original and re-estimated budgets	Notes for FYE 2025 proposed budget
FULL TIME STAFF	100-71-3	3 appraisers; 3 office staff	329,867	444,212	444,212	421,333	-5.15%		Using estimates from City Finance Dept.
ASSESSOR	100-71-4		150,233	143,850	143,850	151,762	5.50%		
DEPUTY ASSESSOR	100-71-6	VACANT	0	122,273	0	128,998	5.50%	Not appointing deputy until after July 1, 2024	85% of Assessor's salary consitent with other jurisdictions
EXTRA HELP/TEMPS	100-71-9	TEMPS	54,836	0	45,273	109,720		Temps to Full time	2 Temp Data Collectors
BOARD OF REVIEW	100-71-10	5 MEMBERS & CLERK	9,740	15,000	10,000	15,000	0.00%	NON-REASSESSMENT YEAR	Reassessment year (all assessments)
OVERTIME PAY	104-71	OT	13,728	0	10,000	0			Full staff no OT necessary
TAXABLE FRINGE BENEFITS	106-71	PHONE ALLOWANCE & LONGEVITY	5,720	0	4,000	4,260		Correcting fund #	Using estimates from City Finance Dept.
FICA	110-71		42,567	56,100	56,100	50,952	-9.18%		Using estimates from City Finance Dept.
IPERS	111-71		53,701	68,745	68,745	67,222	-2.22%		Using estimates from City Finance Dept.
HEALTH & DENTAL INSURANCE	114-71		83,619	117,385	117,385	114,086	-2.81%		Using estimates from City Finance Dept.
UNEMPLOYMENT	116-71		0	6,100	6,100	1,000	-83.61%	Correcting fund 116-71 & 117-71	
LIFE & DISABILITY INSURANCE,	117-71		644	5,015	5,015	24,156	381.67%	Correcting fund 114-71; 116-71 & 117-71	Using estimates from City Finance Dept.
TOTAL PAYROLL EXPENSES			744,654	978,680	910,680	1,088,489	11.22%		

BUDGET ITEM	FUND #	DESCRIPTION	ACTUAL FYE JUNE 30, 2023	ORIGINAL BUDGET FYE JUNE 30, 2024	RE-ESTIMTED BUDGET FYE JUNE 30,2024	PROPOSED BUDGET FYE JUNE 30,2025	% INCREASE OR DECREASE FROM PRIOR YEAR ORIGINAL	Notes for difference in FYE 2024 original and re-estimated budgets	Notes for FYE 2025 proposed budget
BOARD OF REVIEW EXPENSES	119-71		170	2,200	1,000	1,000	-54.55%	never been over \$1000	
GIS/MAPPING PROJECTS/AERIAL PHOTOGRAPHY	222-71	ATTACHMENT "E"	15,451	25,880	25,880	40,270	55.60%		Contract increases
OFFICE SUPPLIES	260-71		15,475	7,500	4,000	8,000	6.67%		Average prior 4 years
PUBLICATION AND LEGAL NOTICES	400-71		0	2,000	2,000	2,000	0.00%		
REVALUATION APPRAISAL SERVICES	410-71	COMMERCIAL CONSULTANT	40,398	50,000	80,000	75,000	50.00%	No Deputy - Commercial consultant	Assist with listing exempt properties
POSTAGE	412-71		874	13,600	13,600	13,600	0.00%		Mailing assessment notices and site visit letters
MILEAGE AND TRAVEL	413-71		2,577	4,000	4,000	5,000	25.00%		More on-site inspections
COMMUNICATION SERVICES	414-71	ATTACHMENT "E"	6,649	7,000	7,000	6,600	-5.71%		
DATA PROCESSING/SOFTWAR	421-71	ATTACHMENT "E"	115,215	109,765	109,765	95,900	-12.63%		Extra CAMA services removed
CONTINUING EDUCATION &	422-71		18,384	30,000	30,000	30,000	0.00%		More staff training and education
UTILITIES-CITY HALL EXPENSES	430-71	ATTACHMENT "E"	20,819	0	41,600	17,500			
EQUIPMENT RENT/MAINTENANCE	444-71		1,210	6,500	6,500	4,000	-38.46%		
INSURANCE & BONDS	462-71		100	0	100	100	#DIV/0!		

DUES AND MEMBERSHIPS	480-71	ICA, RES, AAS, IAAO, ISAA	0	2,500	2,500	3,000	20.00%		Appraisers getting designations
APPEALS & COURT	491-71	APPRAISALS & OUTSIDE COUNSEL	80,718	100,000	100,000	100,000	0.00%		Estimated
MANAGEMENT SERVICES	495-71	ATTACHMENT "E"	23,710	78,962	78,962	65,000	-17.68%		
EQUIPMENT & MACHINERY	633-71	OFFICE COMPUTER PURCHASES/LEASES	14,968	10,000	11,000	15,000	50.00%		Replace computers on rotation
SPECIAL PROJECTS						10,000			Office remodeling
CONFERENCE BOARD			0						
EXAMINING BOARD			0						
TOTAL OFFICE EXPENSES			356,717	449,907	517,907	491,970	9.35%		
TOTAL BUDGETED EXPENSES			1,101,371	1,428,587	1,428,587	1,580,459	10.63%		
LEVY RATE				0.351830		0.322280	-8.40%		

ATTACHMENT "D"

CITY PAYROLL ESTIMATES FOR FYE JUNE 30, 2025

		FUND #	
SALARIES & BENEFITS			
ASSESSOR	SHARI	100-71-4	151,762
DEPUTY ASSESSOR	TBD	100-71-6	128,998
FIELD ASSESSORS	CHRIS	100-71-3	83,286
	KIRK	100-71-3	74,006
	KENNY	100-71-3	58,553
OTHER PERSONNEL	DAN	100-71-3	61,125
	LISA	100-71-3	90,557
	RANIE	100-71-3	53,807
TEMP - 1 YEAR		100-71-9	54,860
TEMP - 1 YEAR		100-71-9	54,860
BOARD OF REVIEW	5 MEMBERS & CLERK	100-71-10	15,000
FICA 6.2%		110-71	50,952
IPERS 9.44%		111-71	67,222
DENTAL INSURANCE		114-71	3,694
HEALTH INSURANCE		114-71	110,392
LIFE INSURANCE		117-71	950
LONG TERM DISABILITY		117-71	3,780
MEDICARE		117-71	11,916
UNEMPLOYMENT		116-71	1,000
WORKER COMP	PAYROLL ESTIMATE	117-71	7,510
TAXABLE FRINGE BENEFITS	LONGEVITY	106-71	420
	PHONE ALLOWANCE		
	480/EMPLOYEE	106-71	3,840
TOTAL SALARY & BENEFITS			1,088,489

ATTACHMENT "E"

Fund #	Description	Monthly amount	Yearly amount
495-71	Diversity, Equity & Inclusion	\$ 132	\$ 1,584
495-71	Human Resources	\$ 862	\$ 10,344
495-71	Messenger	\$ 230	\$ 2,760
495-71	Payroll Processing	\$ 282	\$ 3,384
495-71	Information Technologies	\$ 2,310	\$ 27,720
495-71	Story Co. fiber	\$ 300	\$ 3,600
495-71	City Attorney	\$ 1,250	\$ 15,000
Management Services Total			\$ 64,392
430-71	Utilities/City Hall	\$ 1,458	\$ 17,496
414-71	Communication/Phone	\$ 550	\$ 6,600
222-71	Beacon		\$ 9,151
222-71	ESRI GIS/Mapping		\$ 3,815
222-71	Pictometry		\$ 21,000
222-71	Story County GIS		\$ 6,300
GIS/Mapping/Aerials Total			\$ 40,266
421-71	Vanguard CAMA Software		\$ 81,000
421-71	Tyler/Energov		\$ 9,194
421-71	OPG-3 Document management		\$ 5,670
Data Processing & Software Total			\$ 95,864

Current costs are rounded for the budget estimate and projected increases added.