

AGENDA
REGULAR MEETING OF THE AMES CONFERENCE BOARD
COUNCIL CHAMBERS - CITY HALL
515 CLARK AVENUE
JANUARY 24, 2023

CALL TO ORDER: 5:00 p.m.

1. Roll Call
2. Motion approving Minutes of September 27, 2022
3. Update from Shari Plagge, City Assessor, on the progress of the office
 - a) Staffing
 - b) Data conversion and entry
 - c) Tax appeals
 - d) Other information
4. Discussion on appointments to Board of Review
5. Discussion of City Assessor's budget proposals:
 - a) Motion approving recommendations of Assessor's report
 - b) Motion to receive proposed budget
 - c) Motion to set 5:30 p.m. on February 24, 2023, as date of public hearing on proposed FY 2023/2024 City Assessor's budget.
6. Unfinished Business
7. New Business

CONFERENCE BOARD COMMENTS:

ADJOURNMENT:

**MINUTES OF THE SPECIAL MEETING OF THE
AMES CONFERENCE BOARD**

AMES, IOWA

SEPTEMBER 27, 2022

SPECIAL MEETING OF THE AMES CONFERENCE BOARD

The Special Meeting of the Ames Conference Board was called to order by Chairman John Haila at 5:31 pm on September 27, 2022. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Anita Rollins, and Rachel Junck. Lisa Heddens, Linda Murken, and Latifah Faisal represented the Story County Board of Supervisors. Allen Bierbaum represented the Ames Community Board of Directors and Joe Anderson the Nevada School Board of Directors. The Gilbert and United Community School Boards of Directors were not represented.

MINUTES OF APRIL 5, 2022: Moved by Murken, seconded by Corrieri, to approve the Minutes of the April 5, 2022, meeting of the Ames Conference Board. Vote on Motion 3-0. Motion declared carried unanimously.

UPDATE FROM SHARI PLAGGE, CITY ASSESSOR, ON THE PROGRESS OF THE OFFICE: Plagge introduced herself and gave a brief summary of what she had to present.

CONFERENCE BOARD PROCEDURES: Plagge explained that per the Iowa Code that the Assessor's Office is the Clerk for the Conference Board, and going forward, a member of the Assessor's Office would be taking minutes and posting agendas. She further indicated that all past and future Conference Board agendas and minutes would now be found under the Conference Board on the City Assessor's web page on the City of Ames website.

She also clarified some procedural processes on what a quorum is and making motions during the meeting. There are 3 voting units, one unit consisting of all members of the Ames City Council, the second unit consists of all members of the Story County Board of Supervisors and the third unit consist of the members of the school board within the City of Ames. A quorum for the unit is a minimum of 2 people from that unit and a quorum to hold a meeting is a minimum of 2 units present.

She further explained that if only one member of the voting unit were present, they could participate in the meeting but would not be able to vote. Voting must be by unit and motions and seconds must be made by difference units.

Haila asked Supervisor Heddens if this would address her previously stated concern regarding Conference Board information being separated from City Council information and easier to find and she said that it did.

STAFFING: Plagge told the Board that two temps had been hired to work through the data conversion process. She also explained that the Assessor's Office was in the process of hiring a Deputy Assessor and in October, recruitment for the vacant Assessment Tech position will be started. She stated that she didn't foresee the temp staff being present beyond March of next year.

When asked, Plagge summarized that there were four positions filled, and two to still be filled, not counting herself. She also indicated that she has implemented a process of cross training staff, and that will help her decide how to divide up work and have more people able to do more things in the office. As an example, she used the Assessor's Office now running the Conference Board meetings, as it had previously been done by the City Clerk.

DATA CONVERSION AND ENTRY: Plagge then called up slides on the projector to show some examples of the challenges being met during the data conversion process and how they transferred into

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CAMAvision. Her first example was as bay window of about 10 square feet as arc on a house ballooning to something bigger than the rest of the house itself. Her second example was of a house that had many segments and when transferred was largely illegible and had to be cleaned up before appraisers could go out into the field and use these sketches for work purposes.

She then explained some other processes that needed to be done to clean up data such as linking the sketch to pricing tables and grading (going from 7 to 32 possible grades) need to be completed.

She stated that land pricing would be the goal for next year, and that each land parcel would need to be visually inspected. Plagge then stated that with the reviewed conversion data and the land priced by square foot for this year is a good base to begin with. She estimated that it would take 4 to 6 years to complete the process of updating the information with the current staff.

Council Member Rollins asked which parts of the city would be determined to be a priority for visitation, and Plagge responded that it would depend on sales ratios, with those furthest out of tolerance being given priority.

Council Member Betcher asked about land and dwelling pricing, stating that she thought that the current process of taking the total value and splitting it at 25% land and 75% dwelling was based upon advice from the Department of Revenue. Plagge explained that the prior allocation of 25/75 is a different method to determine value but was not following the state cost manual, and that while it wasn't wrong, the method she was implementing would be according to the state cost manual.

Haila pointed out that the Assessor's Office had been given an extension to be in compliance with the state manual, and had until January 1, 2024, to do so. This was confirmed by Plagge.

Director Bierbaum asked if Plagge felt that she had the staff and the resources to do the job that needed to be done, and if there was anything that she felt she needed from the Conference Board to help her do so. Plagge stated that she can't really make a recommendation until the information was cleaner, and it would depend on how many properties would need to be visited immediately. She stated that she may have a recommendation for more staff after the data was cleaned up. She also stated that doing this in house was faster than waiting on an outside vendor such as Vanguard, since they are booked out for several years.

TAX APPEALS: Plagge stated that there were 18 tax appeals that are still open, further explaining that if an appeal were still in process, appellants would appeal the next year as well. She stated that the majority of 2022 cases were holdovers from 2021. She also indicated that there was one case that was not a protest of value but a protest of the process that she hoped would be able to be taken care of quickly.

OFFICE POLICIES: Plagge stated that she is reviewing and reworking office policies to keep them in line with Iowa Code and city policy. She stated that she would have recommendations for the next Conference Board meeting. She also indicated that she had instituted a dress code for in office vs. out of office work.

OTHER INFORMATION: Plagge explained that there is going to be a large increase in assessed values based on the market. She stated that while preliminary in nature, Ames could see an increase of 20-25% for 2023, but there is still work to do to determine the exact increase. She also stated that the increase in value was just the first step, with rollback coming from the state and each taxing entity determining what their budgetary needs would be. She stated that the state rollback was to prevent a

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massive increase in taxes, and to protect taxpayers from large value fluctuations such as were potentially coming.

SIX MONTH PERFORMANCE REVIEW: Plagge stated that she had signed up for courses for commercial property to improve her education. She stated that she felt it was not worthwhile to pursue a general appraiser designation as that would require too much time outside the office working for someone else, around 2,000 hours in total. She stated that she felt that education was important for both herself and her staff, and that she was on the Education Committee for the Iowa State Association of Assessors.

Haila stated that he felt the mini board could meet with Plagge for her six month review, and that she had requested it.

OTHER BUSINESS: Haila stated that Plagge had mentioned going to the different governing bodies to inform them about the Assessor's Office role and estimating tax revenue changes. He stated he had not heard of previous Assessors doing so. Plagge stated that she felt by attending meetings, it would enable those governing bodies to make informed decisions and that she had done so in her previous role as Wright County Assessor.

Bierbaum asked when these visits would happen, and Plagge stated that she would look to do so in January and February. She also stated she was willing to go to other groups and organizations to inform them about what was happening in the area, such as a Kiwanis Club or Rotary Group.

Council Member Gartin asked Plagge about enabling the ability to search by name on the City Assessor's Beacon Site. Plagge stated that she would look into it and would need to have a discussion with the Story County Assessor because the site was shared with them.

NEW BUSINESS: No new business was brought forward.

CONFERENCE BOARD COMMENTS: Council Member Betcher and Supervisor Murken both thanked Plagge for having a report ready and being so clear. No other comments were made.

ADJOURNMENT: Moved by Betcher, seconded by Faisal, to adjourn the Ames Conference Board Meeting at 6:08 pm. Vote on Motion 3-0. Motion declared carried unanimously.

John A. Haila, Conference Board Chairman

Shari Plagge, Clerk of the Conference Board

Ames City Assessor's Budget Proposal for the 2023-2024 Fiscal Year
For the Conference Board meeting at 5:00 p.m. on January 24, 2023

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

The Mini Conference Board met January 20, 2023, to review the Assessor's budget proposal and performance review for the Assessor. The meeting was held in City Hall. Members present were Amber Corrieri, Ames City Council; Lisa Heddens, Story County Board of Supervisors; Allen Bierbaum, Ames School Board of Directors; and Shari Plagege, City Assessor. Also present was Dan Boberg (City Assessor) 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 Conference Board is automatically created. The City Conference Board includes the City Council, School Boards of Directors (Ames, Gilbert, Nevada and United) and County Board of Supervisors. The Mayor is chairperson. The Conference Board votes as three voting units, with a majority of the members present for each unit determining the unit's vote. At least two members of a voting unit must be present to be eligible to vote. A quorum is reached when at least two members from two units are present.

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

The Conference Board appoints the Assessor, Examining Board, and Board of Review. The Examining Board is activated when the Assessor position is vacant, or in the 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 that at least one is experienced in real estate or construction. The Board of Review meets annually in May to hear appeals on assessments and classification. Most decisions from the Assessor can be appealed (e.g. value, classification, exemption).

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

Bill Whitman	12/31/2023	Vacant	12/31/2026
Gail Johnston	12/31/2024	Gina McAndrews	12/31/2028
Park Woodle	12/31/2025		

ASSESSOR

The Conference Board appoints, or reappoints, an assessor for a six-year term. Iowa assessors are required to pass a comprehensive examination before being eligible to be appointed. In order to be reappointed, 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 taxable property in the assessment jurisdiction according to the Code of Iowa. Iowa law requires reassessment in odd-numbered years of all property and 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.

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

In the course of classifying and valuing property in Ames, extensive property-related information is acquired 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 values for the entire tax base of Ames.

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

The changes in tax base for assessed and taxable values from 2021 to 2022 are shown in the following two tables:

Table 1. 100% Assessed Values by Class

Ames Valuation by Class: 100% assessed Values				
(in Thousands of Dollars)				
Class	2021 Actual	2022 Actual	Difference 2021 to 2022	% Change
Ag Land & Ag Bldgs	\$3,849	\$4,263	\$414	10.8%
Residential & Res 3+ **	\$4,199,784	\$4,224,976	\$25,192	0.6%
Commercial	\$1,032,740	\$1,073,854	\$41,114	4.0%
Industrial	\$171,694	\$177,154	\$5,460	3.2%
Railroads & Utilities less Gas & Electric	\$11,956	\$13,532	\$1,576	13.2%
Total Except Gas & Electric	\$5,420,023	\$5,493,779	\$73,756	31.7%
Gas & Electric Valuation	\$37,635	\$37,862	\$227	0.6%
100% Assessed Values Total	\$5,457,658	\$5,531,641	\$73,983	32.3%
T.I.F Value Not Included				

Source: Iowa Department of Management Reports for Story County as of January 3, 2023.

Table 2. Taxable Values by Class

Ames Taxable Valuation by Class: Rolled Back & Taxable Values				
(in Thousands of Dollars)				
Class	2021 Actual	2022 Actual	Difference 2021 to 2022	% Change
Ag Land & Ag Bldgs	\$3,678	\$3,906	\$228	6.2%
Residential & Res 3+ **	\$2,302,912	\$2,386,769	\$83,857	3.6%
Commercial	\$925,372	\$927,925	\$2,553	0.3%
Industrial	\$152,893	\$156,296	\$3,403	2.2%
Railroads & Utilities less Gas & Electric	\$13,703	\$12,244	-\$1,459	-10.6%
Total	\$3,398,558	\$3,487,140	\$88,582	1.7%
Military Exemptions	-\$1,972	-\$1,926	\$46	-2.3%
Taxable Total Except Gas & Electric	\$3,396,586	\$3,485,214	\$88,628	-0.6%
Gas & Electric Valuation	\$6,794	\$7,160	\$366	5.4%
Taxable Values Total	\$3,403,380	\$3,492,374	\$88,994	4.7%
T.I.F Value Not Included				

Source: Iowa Department of Management Reports for Story County as of January 3, 2023.

**For 2022, the property formerly classed as Multi-residential is now Res3+ and is included in the total residential valuation.

While there are currently two vacancies, 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	OPEN	
▪ Appraisal Clerk	OPEN	
▪ Daniel A. Boberg, Appraisal Technician	August	2017
▪ Kirk Nessel, Residential Appraiser	April	2022
▪ Christopher W. Bilslend, Residential Appraiser II	January	2017
▪ Lisa M. Henschel, Database Manager	December	2017

DEPARTMENT ACTIVITIES

The Assessor's Office has had many changes in the past year, most notably, an assessor was hired and started April 2022. The following are highlights of some key activities:

- Our main focus this year has been the data conversion from Proval, Microsolve, Mobile Assessor and spreadsheets to the Vanguard CAMA software We started in June 2022. This process met with several challenges as data was being reviewed and retraining of staff is ongoing. This conversion will be completed over the next 4 years by reviewing each parcel on-site and a complete review is finished.
- Multi-residential properties (now know as Res3+) are now at the same assessment limitation (rollback) and equalized with residential properties. Since the law changed, we have had 60 condominium complexes dissolved this year. This was one of the recommendations that Julie Roisen from the Department of Revenue suggested in her report as a way to reduce the parcel count.
- The recruitment process for the Appraisal clerk position is underway. Interviews will be the last couple of weeks in January with the hope that the position will be filled soon.
- The recruitment process for a new Deputy City Assessor has been placed on hold. In September 2022, recruitment found 4 possible candidates that were interviewed. After discussing the candidates with the HR department, it was concluded that recruitment cease until more qualified applicants are available, possibly late February or March.
- Along with the COA payroll services for the assessor's office, a re-evaluation of other services that the COA can provide are being reviewed. We are currently re-evaluation what the IT department can provide us and possibly eliminate some duplication occurring with outside vendors.
- The Department of Revenue implemented a new system for reporting sales information. This change along with the software change created a large amount of data that required hand keying data instead of the ability to upload a report. Staff continue to verify sales information through phone calls, letters and inspections before this data can be entered.
- 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.

SALES DATA FOR 2023 VALUATIONS

The table below lists the number of arms-length that will be used to set values for the 2023 assessments. There were a total of 1203 sales that were vetted to determine if they were good for this analysis. NOTE: These preliminary increases in value will not be a direct reflection of the taxes to be paid.

Verified sales for setting 2023 valuations

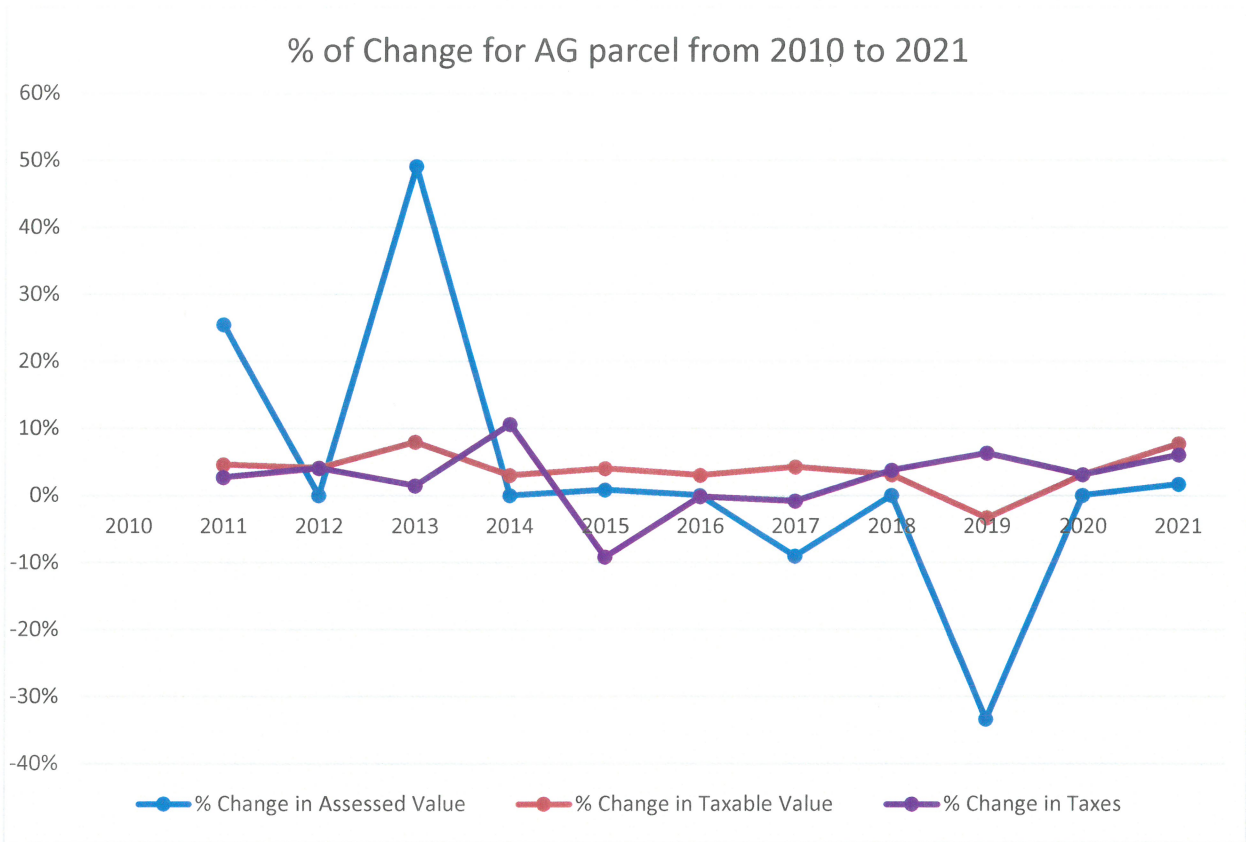
Class	# of sales	Sales Ratio	Average Sale Price	Current parcel count	% of parcels sold	% increase due to market sales
Commercial	13	83.04	1,284,539	1013	1.28%	20.42%
Residential	561	77.68	303,394	9816	5.72%	28.73%
Res 3+	7	85.24	5,240,000	309	2.27%	17.32%
Residential Condos	4	75.90	142,750	6822	0.06%	31.75%
Residential Conversions	33	77.20	261,734	782	4.22%	29.53%
Ag, Industrial & Exempt				2414		
Total parcel count	618			21156	2.92%	

The graph below shows a historical example of relationship between assessed value, taxable value and taxes on a 40 acre vacant agricultural parcel that has no additional credits or exemptions. The assessment limitation works the same for the agricultural class as it does the residential class, so this will be a good indicator of what will happen with the residential taxes for the 2023 assessment that is payable in September 2024 and March 2025.

The agricultural class has seen a large increase and a large decrease in valuation in the last fourteen years. The assessment limitation has done as intended with agricultural properties and should do the same for residential this year. We have explained what we expect to happen, now let's look at what has happened in the past. The chart below shows the percent changes in assessed value, taxable value and taxes from 2010 to 2021. The percent of change was chosen for this chart to make it easier to compare. If the actual numbers were used the taxes would appear as a straight line on this chart, due to their values being much smaller than the assessed value.

Looking at the year 2013 you can see a 49% increase in assessed value, 8% increase in taxable value, and a 1% increase in taxes. At the other extreme, look at the year 2019. The assessed value decreased 33%, the taxable value decreased 3%, and the taxes increased 6%. The percent of change in assessed value line shows the most volatility. The percent of change in taxable value has a calming effect on the assessed values. It is also the line with the most consistency. The percent of change in taxes is very similar to the change in taxable value line.

Historical Example of relationship between assessed value, taxable value and taxes.



ASSESSMENT ROLLS FOR 2022

We mailed out a total of 1,575 assessment rolls for January 1, 2022. The following table breaks them down by property class for 2022. All parcels (excluding parcels owned by the State of Iowa, City of Ames, ISU and federally owned properties) will be mailed an assessment roll this year which is just over 20,000 parcels.

2020 Assessment Rolls by Property Class

2022 Assessment Rolls by Property Class	
Property Class	Number of Parcels
Ag/Ag Dwelling	162
Residential	1232
Residential 3+	19
Dual Class*	6
Commercial	145
Industrial	11
Totals	1575
*Dual Class parcels are commerical and Res3+	

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.

2022 Informal Hearings: Number of Signed Agreements by Class

CLASS		
*	Agricultural	_____
*	Residential Dwelling on Agricultural Realty	_____
	Residential "outside incorporated cities"	_____
	Residential "within incorporated cities"	5
	Commercial	10
	Industrial	_____
	Res 3+	_____
	TOTAL	15

Board of Review: Below are the number of protests filed with the 2022 Board of Review and the results of the appeals:

CLASS	NUMBER OF PROTESTS	NUMBER UPHELD	NUMBER DENIED
* Agricultural	[redacted]	[redacted]	[redacted]
* Residential Dwelling on Agricultural Realty	[redacted]	[redacted]	[redacted]
Residential "outside incorporated cities"	[redacted]	[redacted]	[redacted]
Residential "within incorporated cities"	861	12	849
Commercial	27	6	21
Industrial	[redacted]	[redacted]	[redacted]
Residential 3+	3	0	3
TOTAL	891	18	873

NOTE: The vast majority of the 861 Residential cases were condominium regimes held by a single owner.

Cases where the appeal was upheld means that the petition of the property owner was granted.

PAAB and District Court: Attachment "B" lists 34 cases with the Property Assessment Appeal Board and District Court as of June 2022. Currently we have 12 active cases yet to be heard, 8 from the 2021 assessment year. 4 were denied or dismissed, 6 were settled and 12 were withdrawn.

One additional Court case is an appeal by Eta Alumni Corp of Alpha Gamma Rho. This is an appeal of the procedure as well as the value and tax abatement. Dentons Davis Brown PC is assisting the City Attorney with this matter. Expenses for this litigation have been over \$20,000 so far. A report on expenses for outside council is also sent to the Department of Revenue each year.

BUDGET PROPOSAL

Attachment A is the budget expense proposal. I have broken down some of the line items so in future years it will give a better picture of expenses and for added transparency. Explanations for various line item expenses follow:

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

Board of Review salaries is 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. It is anticipated that this will be a heavy appeal year so the total amount budgeted has been increased from \$9,000 to \$15,000.

For the foreseeable future, we'd like to continue employing temporary employees or interns to assist us with various projects and software conversion to the Vanguard CAMA system. This line has been increased from \$40,000 to \$80,000. Currently we have 2 data entry temp employees assisting with the software conversion.

Taxable Fringe Benefits: Prior years, this line includes mileage allowance for four of the full-time employees who use their private auto for work purposes. Due to the logistics between payroll and claims, we are removing the mileage allowance and mileage will be paid at the IRS rate only.

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

Additionally, it 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. With the large differences between family/single and HMO/PPO options, I used the family plan amounts for future staff. Also included is a pro-rated amount of the group workers' compensation insurance for the fiscal year.

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

Board of Review Expenses: This line represents payment of the Board's mileage 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.

* **Mileage:** This line represents reimbursement to employees who use their personal auto for work purposes. It's paid at the IRS rate which is currently \$0.625 per mile. We have access to a pool vehicle provided by the city whenever possible. The rate for it is currently \$0.50 per mile.

Special Projects: With the cost of litigation and appraisals, an increase in the amount for appeals is necessary. There are 12 still active and we anticipate more will be filed this year.

Submitted January 24, 2023, by Shari Plagge, Ames City Assessor.

		ACTUAL FYE JUNE 30, 2019	ACTUAL FYE JUNE 30, 2020	ACTUAL FYE JUNE 30, 2021	ACTUAL FYE JUNE 30, 2022	ORIGINAL BUDGET FYE JUNE 30,2023	RE- ESTIMATED FYE JUNE 30, 2023	ESTIMATED FYE JUNE 30, 2024	% CHANGE
PAYROLL EXPENSES									
ASSESSOR	SHARI	142,946	150,335	101,396	12,160	164,018	137,000	143,850	5.00%
DEPUTY ASSESSOR	VACANT	114,368	120,687	128,257	70,928	137,774	116,450	122,273	5.00%
FIELD ASSESSORS	CHRIS	107,867	114,036	102,589	304,412	346,294	75,666	79,449	5.00%
	KIRK						66,792	70,132	5.00%
OTHER PERSONNEL	DAN	250,147	245,871	211,117	12,211		55,185	57,945	5.00%
	LISA						82,588	86,686	4.96%
	VACANT						65,000	65,000	0.00%
	TEMPS/OT					45,000	75,000	85,000	13.33%
BOARD OF REVIEW	5 MEMBERS	1,772	932	2,997	1,216	9,000	9,000	15,000	66.67%
FICA		45,745	46,674	40,278	30,428	54,762	54,762	56,100	2.44%
IPERS		58,675	59,663	48,898	32,663	66,883	66,883	68,745	2.78%
HEALTH & DENTAL INSURANCE		114,205	110,545	95,448	58,449	147,019	116,817	109,600	-6.18%
UNEMPLOYMENT		3,936	0	0	0	500	500	1,000	100.00%
WORKER COMP		0	0	0	0		0	5,100	
EMPLOYEE BENEFITS	LONGEVITY	10,621	9,860	9,206	4,867	1,420	1,350	1,400	3.70%
	CAR & PHONE, LAPTOP ALLOWANCE					7,340		2,900	
	LIFE & DISABILITY INSURANCE					5,015		8,500	
TOTAL PAYROLL EXPENSES						985,025	922,993	978,680	-0.64%

		ACTUAL FYE JUNE 30, 2019	ACTUAL FYE JUNE 30, 2020	ACTUAL FYE JUNE 30, 2021	ACTUAL FYE JUNE 30, 2022	ORIGINAL BUDGET FYE JUNE 30,2023	RE- ESTIMATED FYE JUNE 30, 2023	ESTIMATED FYE JUNE 30, 2024	% CHANGE
CONTINUING EDUCATION		21,201	21,991	8,228	10,466	25,000	25,000	30,000	
MILEAGE AND TRAVEL		2,370	2,041	1,422	938	3,185	3,185	4,000	
OFFICE SUPPLIES		2,243	3,983	9,631	5,576	7,490	7,490	7,500	
POSTAGE		1,251	743	8,835	149	6,420	6,420	13,600	
TELEPHONE/CELL PHONE		5,794	5,839	7,048	7,104		0	7,000	
PUBLICATION AND LEGAL NOTICES		0	0	0	0		0	2,000	
DUES AND MEMBERSHIPS		0	0	0	0		0	2,500	
PRINTING		0	0	0	0		0	0	
INSURANCE		0	0	0	0		0	0	
OFFICE COMPUTER PURCHASES/LEASES		35,825	29,560	11,065	2,068	16,300	16,300	10,000	
EQUIPMENT MAINTENANCE		5,769	5,827	2,275	1,780	6,610	6,610	6,500	
DATA PROCESSING/SOFTW ARE	VANGUARD	129,548	84,300	263,792	150,221	112,241	119,141	86,875	
	TYLER							7,100	
	PROVAL							15,790	
CONFERENCE BOARD		0	0	0	0		0	100	
EXAMINING BOARD		0	0	0	0		0	100	
BOARD OF REVIEW		743	199	257	273	2,000	2,000	2,000	

		ACTUAL FYE JUNE 30, 2019	ACTUAL FYE JUNE 30, 2020	ACTUAL FYE JUNE 30, 2021	ACTUAL FYE JUNE 30, 2022	ORIGINAL BUDGET FYE JUNE 30,2023	RE- ESTIMATED FYE JUNE 30, 2023	ESTIMATED FYE JUNE 30, 2024	% CHANGE
PROFESSIONAL/APPR AISAL SERVICES		0	0	11,660	92,444		43,200	50,000	
GIS/MAPPING PROJECTS/AERIAL PHOTOGRAPHY	STORY COUNTY GIS	14,200	14,572	14,944	18,274	15,232	15,232	15,230	
	PICTOMETRY							10,650	
COMMUNICATION SERVICES						6,900	6,900		
APPEALS & COURT		14,700	50,012	66,983	50,925	66,000	110,000	100,000	
VEHICLE MAINTENANCE/REPAIRS		0	0	0	0		0	0	
MISCELLANEOUS		998	770		0		12,453	0	
UTILITIES-CITY HALL EXPENSES	OFFICE SPACE			18,583	17,489	19,349	33,457	16,622	
MANAGEMENT SERVICES	HR CHARGES			1,967		14,029		9,768	
	MESSENGER							2,616	
	PAYROLL PROCESSING							3,264	
	IT COSTS							28,092	
	LEGAL						10,000	15,000	
	STORY COUNTY FIBER						3,600	3,600	
SPECIAL PROJECTS						58,200			
TOTAL EXPENDITURES		1,084,924	1,078,440	1,166,876	885,041	358,956	420,988	449,907	25.34%
TOTAL BUDGET						1,343,981	1,343,981	1,428,587	6.30%
LEVY RATES		0.29989	0.35032	0.34504	0.38331	0.3379		0.32929	-2.55%

Assessment Year	Type / Use	Address	Assessed Value	Appellant Value	Appellant	Doing Business As	PAAB or District	Decision
2021	Condos	2627 Kent Ave	\$ 3,190,500	\$ 2,000,000	2627 Kent LLC	2627 Kent Ave Apartments	PAAB	Active
2021	Condos	1206 S 4th St 1210 S 4th St 1214 S 4th St 1218 S 4th St 1222 S 4th St	\$ 35,750,000	\$ 29,470,900	ACA Stadium View Student Housing DST	Stadium View Apartments	PAAB	Active
2022	Offices	1601 Golden Aspen Dr	\$ 6,704,000	\$ 5,030,000	Aspen Business Park LLC	Aspen Business Park	PAAB	Active
2021	Condos	1329 Mayfield Dr 1333 Mayfield Dr 1417 Mayfield Dr 4215 Maricopa Dr	\$ 8,431,000	\$ 5,738,000	Dayton Park LLC	Fountainview Apartments	PAAB	Active
2021	Commercial (Retail)	701 S Duff Ave	\$ 6,113,700	\$ 4,200,000	E-M Hunziker LLC	Strip Mall	PAAB	Active
2021	Condos	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	\$ 13,175,000	Grayhawk Apartments LLC	Grayhawk Apartments LLC	PAAB	Active
2021	Commercial (Grocery Store)	3800 Lincoln Way	\$ 8,343,900	\$ 4,172,000	Hurd Lincoln Way LLC	Hy Vee	District	Active
2021	Commercial (Mall)	2801 Grand Ave	\$ 12,495,000	\$ 5,000,000	Threshold NGM LP 51% Kirkwood Apartments Acquisition Two LC 15% NGM Ownership Group LC 34%	North Grand Mall	PAAB	Active
2022	Mall	2801 Grand Ave	\$ 12,495,000	\$ 7,000,000	Threshold NGM LP 51% Kirkwood Apartments Acquisition Two LC 15% NGM Ownership Group LC 34%	North Grand Mall	PAAB	Active
2022	Condos	4912 Mortesen Rd	\$ 13,491,900	\$ 11,750,000	PEP-ISU LLC	The Madison	PAAB	Active - Negotiating
2021	Condos	2300 Lincoln Way Unit 100 2300 Lincoln Way Unit 200	\$ 16,917,000	\$ 14,407,000	Vesper Foundry LLC	The Foundry	PAAB	Active - Negotiating
2022	Condos	2300 Lincoln Way Unit 100 2300 Lincoln Way Unit 200	\$ 16,917,000	Not Stated	Vesper Foundry LLC	The Foundry	District	Active - Negotiating

Assessment Year	Type / Use	Address	Assessed Value	Appellant Value	Appellant	Doing Business As	PAAB or District	Decision
2021	Multiresidential (Retirement Community)	1801 20th St	42,466,900	Requesting Exempt	Northcrest, Inc	Northcrest Community	District	Affirmed - entire property now exempt
2022	Vacant land	2904 S Duff Ave	\$ 213,600	Requesting Ag Status	Petersen, Todd M	Vacant Lot	PAAB	Denied
2022	Vacant land	2922 S Duff Ave	\$ 213,700	Requesting Ag Status	Petersen, Todd M	Vacant Lot	PAAB	Denied
2022	Vacant land	200 SE 2nd St 210 Sumner Ave 204 SE 2nd St 210 SE 2nd St 214 SE 2nd St 220 SE 2nd St	44,900 31,000 71,200 6,200 33,900 39,300	Requesting Exempt	Overflow Thrift Store Inc	Vacant Land	PAAB	Denied - Appellant has appealed PAAB's decision
2021	Commercial (Restaurant)	519 S Duff Ave	\$ 920,000	\$ 600,000	Texas Roadhouse	Texas Roadhouse	PAAB	Dismissed for Failure to Appear
2022	Condos	205 Beach Ave 210 Gray Ave	\$ 8,951,200	Not Stated	Sunset Beach LLC	Sunset View and Beach View Condos	PAAB	Settled 8,109,500
2021	Commercial (Retail)	1220 S Duff Ave	\$ 4,382,400	Not Stated	Duff Daniels LLC 65% Westbrooke Daniels LLC 10.21% Westbrooke Wolf LLC 24.79%	Best Buy	District	Settled - 3,800,000
2021	Commercial (Retail)	700 SE 16th St	\$ 18,955,600	\$ 8,500,000	Menard Inc	Menard's	PAAB	Settled-17,000,000
2022	Retail	700 SE 16th St	\$ 18,955,600	Not Stated	Menard Inc	Menards	District	Settled-17,000,000
2021	Commercial (Mall)	2423 Grand Ave	\$ 4,548,880	Not Stated	Grand 1350 LLC	Kohl's	District	Settled-3,950,000
2021	Commercial (Retail)	305 Airport Rd	\$ 8,651,000	Not Stated	Sam's Real Estate Business Trust	Sam's Club	District	Settled-7,000,000
2021	Condos	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	\$ 12,948,625	Campus Crest at Ames LLC	Campus Crest Apartments	PAAB	Withdrawn
2022	Condos	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	\$ 10,439,055	Campus Crest at Ames LLC	Campus Crest Condos	PAAB	Withdrawn

Assessment Year	Type / Use	Address	Assessed Value	Appellant Value	Appellant	Doing Business As	PAAB or District	Decision
2021	Condos	119 Stanton Ave	\$ 15,534,400	\$ 11,800,000	Campus Investors IS LLC	Condos	PAAB	Withdrawn
2021	Multiresidential (Apartments)	127 Stanton Ave	\$ 1,350,000	\$ 500,000	Campus Investors IS LLC	Retail Tenant	PAAB	Withdrawn
2021	Dual Class Commercial (Retail) Multiresidential (Apts)	116 Welch Ave	\$ 985,140	\$ 540,000	Campus Investors IS LLC	Restaurant Tenant	PAAB	Withdrawn
2021	Dual Class Commercial (Retail) Multiresidential (Apts)	303 Welch Ave	\$ 2,746,700	\$ 2,100,000	Campus Investors IS LLC	Apartments and Retail	PAAB	Withdrawn
2021	Multiresidential (Apartments)	207 Stanton Ave	\$ 705,000	\$ 383,000	Campus Investors IS LLC	Apartments	PAAB	Withdrawn
2021	Multiresidential (Apartments)	218 Stanton Ave	\$ 14,485,300	\$ 11,165,000	Campus Investors IS LLC	Apartments	PAAB	Withdrawn
2021	Condos	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	\$ 23,342,029	CB At Ames LLC	Copper Beech	PAAB	Withdrawn
2021	Commercial (Hotel)	1325 Dickinson Ave	\$ 6,244,000	\$ 3,570,134	Cyclone Hospitality LLC	Hilton Garden Inn	PAAB	Withdrawn
2021	Condos	4912 Mortensen Rd	\$ 13,491,900	\$ 8,424,100	RSS CSAIL2016-C5-IA VA LLC	The Madison	PAAB	Withdrawn
2022	Condos	416 Billy Sunday Rd 510 Billy Sunday Rd 528 Billy Sunday Rd 614 Billy Sunday Rd 616 Billy Sunday Rd	\$ 20,657,900	\$ 18,100,000	Tailwind West Lafayette 46.6% Tailwind Bloomington LLC 53.4%	South Duff Apartments	PAAB	Withdrawn