

★ Roll Call Number

Agenda Item Number

49

Date February 8, 2010

Receipt of the 2009 Polk County Assessor Annual Report.

Moved by _____ to receive and file attached report.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAILAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

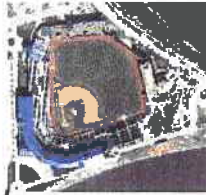
City Clerk

POLK COUNTY ASSESSOR

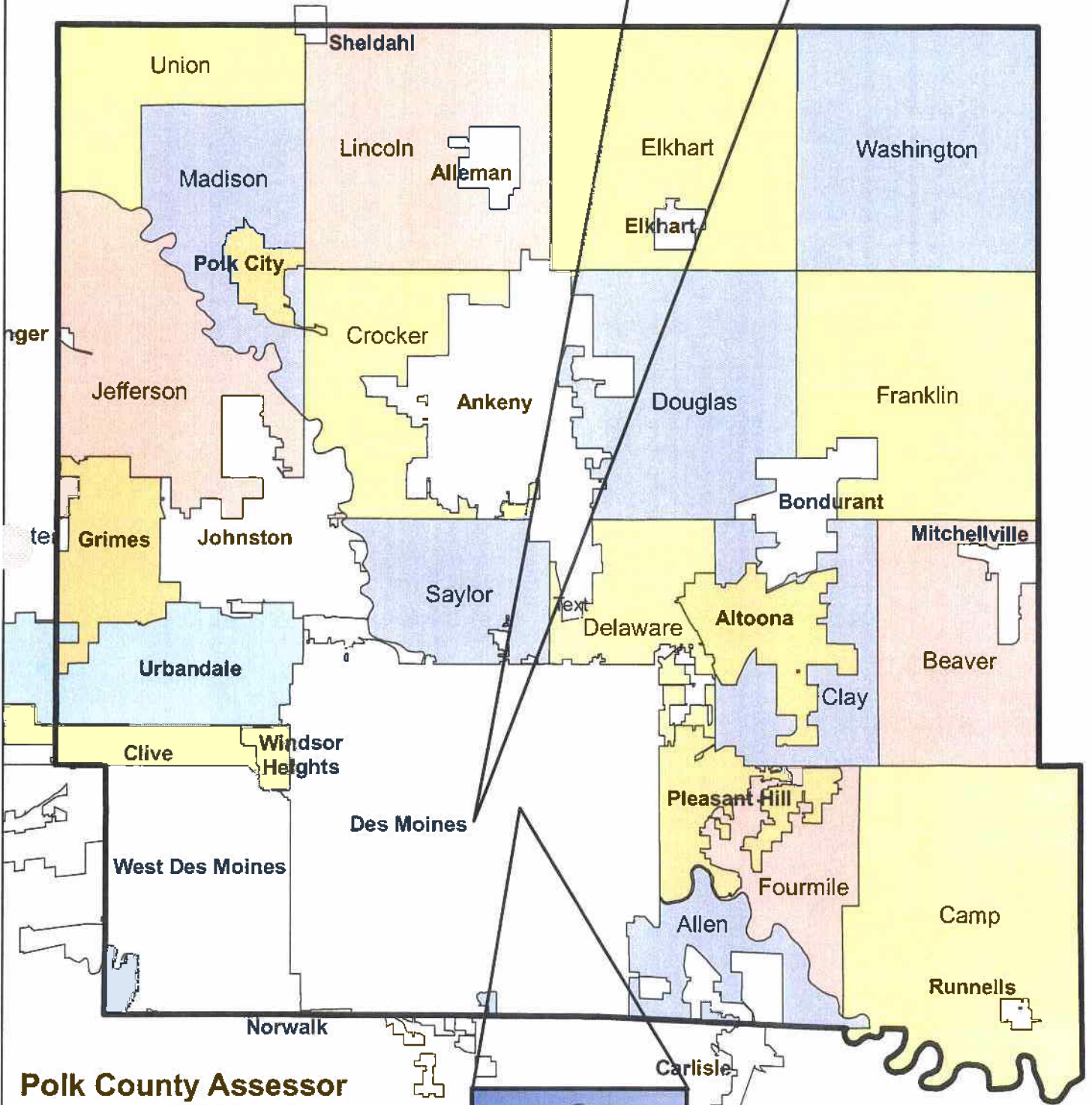
ANNUAL REPORT

2009

Polk County Corporate Boundaries and Township Boundaries



2005 High Resolution
0.40' pixel color aerial
photography



Polk County Assessor
10/01/2007

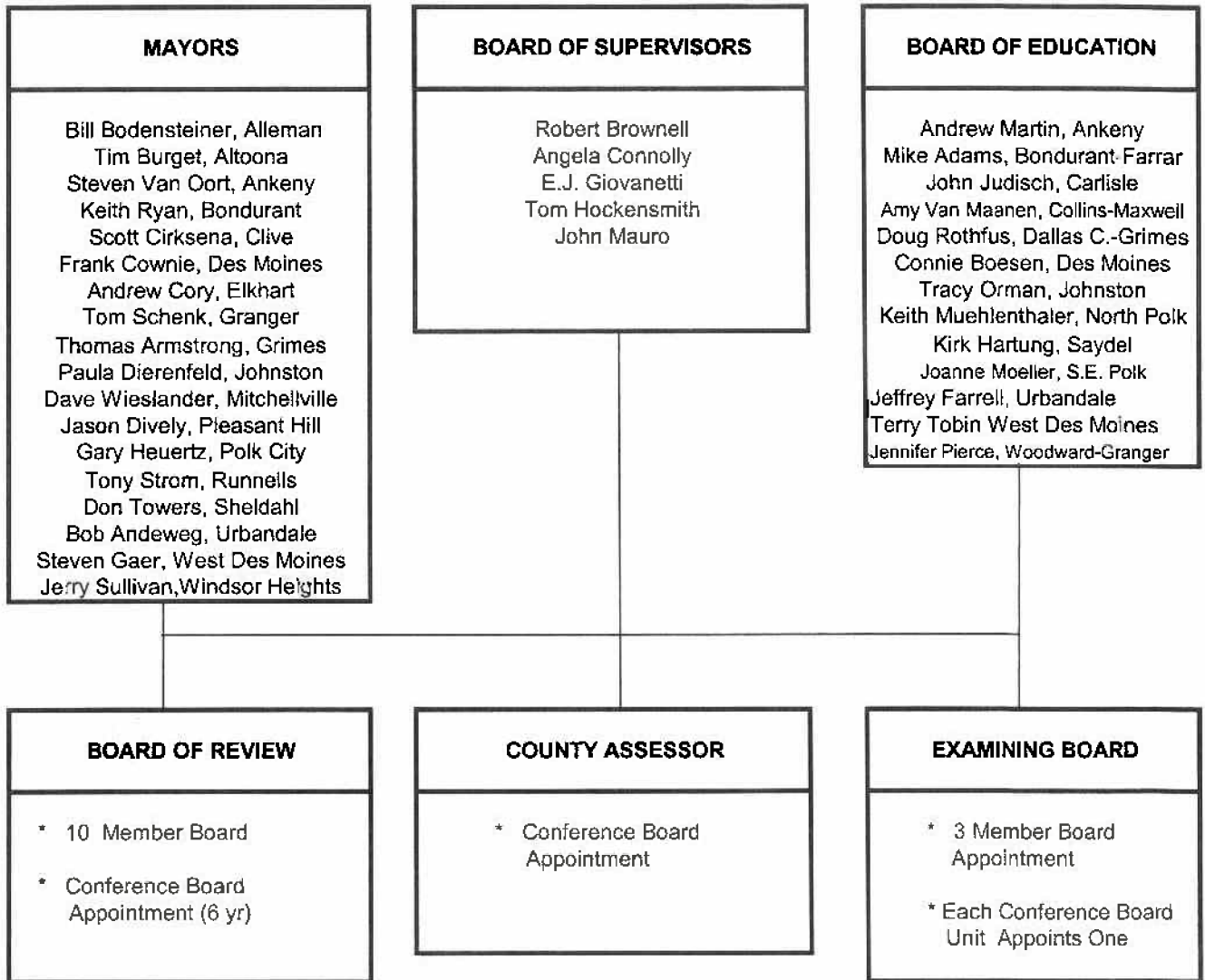


**2009 REPORT
OFFICE OF POLK COUNTY ASSESSOR**

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**POLK COUNTY CONFERENCE BOARD
2009**



**STAFF OF POLK COUNTY ASSESSOR'S OFFICE
MEMBERS, BOARD OF REVIEW AND BOARD OF EXAMINERS
DES MOINES, IOWA
2009**

ASSESSOR'S OFFICE

Administration

Jim Maloney, ASA, ICA
County Assessor

Randy Ripperger, CAE, ICA
Chief Deputy

Tammy Berenguel, Support Supervisor
Rhonda Duncan, Supervisor Real Estate Department
Rodney Hervey, ICA, Commercial Deputy Assessor
Paul Humble, ICA, Residential Deputy Assessor
Ruth Larsen, Database Administrator
Kelly Low, Accounting Manager
Mark Patterson, CCIM, ICA, Commercial Deputy Assessor
Amy Rasmussen Thorne, ICA, Residential Deputy Assessor
Bryon Tack, ICA, MAI, CAE, Commercial Deputy Assessor
James Willett, ICA, RES, Residential Deputy Assessor

Appraisers

John Catron, Residential Appraiser II
Michael Caulfield, ICA, Commercial Appraiser III
Rich Colgrove, Residential Appraiser III
Patrick Harmeyer, ICA, Commercial Appraiser II
Michelle Henderson, Residential Appraiser I
Tim Konrad, ICA, Residential Appraiser II
Paul O'Connell, Residential Appraiser I

Kathryn Ramaekers, Residential Appraiser II
Michelle Richards, ICA, Commercial Appraiser II
Regina Russell, Residential Appraiser II
Cathy Stevens, ICA, RES, Residential Appraiser III
Keith Taylor, ICA, Residential Appraiser II
Brett Tierney, Residential Appraiser I
Patrick Zaines, ICA, Agricultural Appraiser

Office Personnel

Caroyle Andrews
Susie Bauer
Vincent DeAngelis
Jackie Fontana
Kim Heffernan
Kelsi Jurik

Comm. Support Specialist
Permits Coordinator
Tax Information Spec.
Permits Coordinator
Support Specialist
Mapping Specialist

Jill Mauro
LaRayne Riccadonna
Rebecca Smith
Julie Van Deest
Ray Willis

Computer Support Spec
Database Specialist
Residential Sales Coord
Exemptions Coordinator
GIS Coordinator

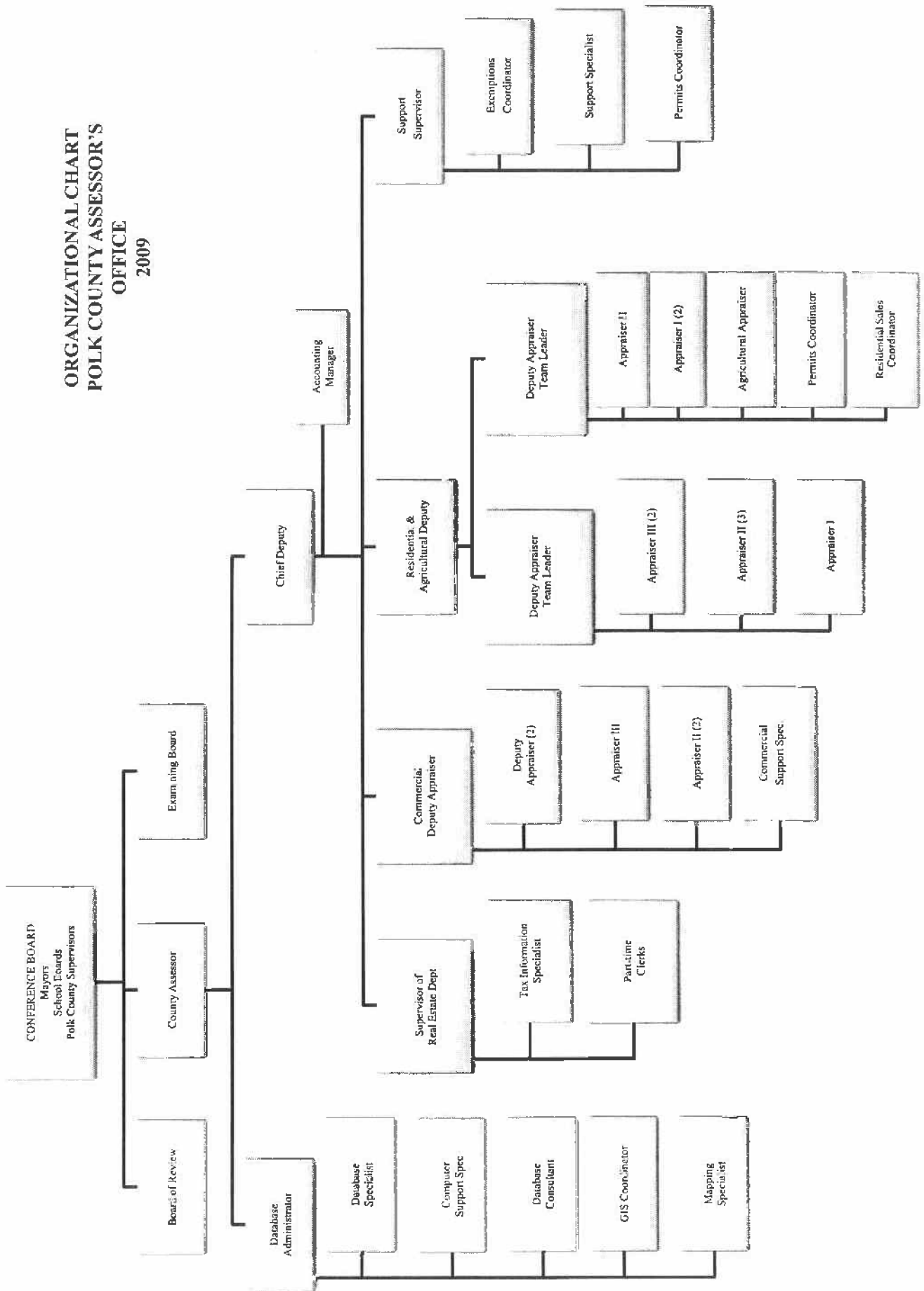
Board of Review

Lora Jorgensen
John Lundstrom
Ruth O'Brien-German
Everett Sather
Charles Speas
Dee Dec Steger
John Tiefenthaler
Leslie Turner
Lee Viggers
Max Wright

Board of Examiners

Art Hedberg
Ned Miller
Frank Smith

**ORGANIZATIONAL CHART
POLK COUNTY ASSESSOR'S
OFFICE
2009**



TO: Members of the Conference Board
FROM: Jim Maloney
DATE: January 4, 2010
Subject: Annual Report

Following is the 2009 Annual Report for the Polk County Assessor. This report summarizes our activity for the year, and I hope you find the information useful.

Here are some general comments about the year:

- It doesn't seem like that long ago that homeowners were purchasing houses with little or no money down, and using their dwelling as a personal ATM machine by refinancing and pulling out equity at the drop of a hat. As you know, those days are over. I recently saw a report in *USA Today* that 14 percent of residential mortgages nationwide are either in foreclosure, or the borrowers are behind on their payments.

This year we have been constantly asked about the residential real estate market in Polk County, and especially about the impact of foreclosures on assessed values. Our assessments follow the market, but so far, we have not seen a downward trend here. The median sales ratio is still about 100 percent, which means that on average, homes are selling at about the assessed value. If we saw a substantial drop in the market, we would take the unusual step of adjusting assessments in 2010 even though it is not a revaluation year. There is enough data in our sales file to indicate this will not be necessary.

- In several issues of our newsletter *RealTalk*, we've reported our on-going concern over an Iowa Department of Revenue position on valuing property according to its current use, rather than its highest and best use. This would allow some property owners to avoid paying taxes on the actual market value of their parcel – which would result in shifting the tax liability to other property owners. We've never felt this is fair.

At a recent statehouse hearing, the Iowa Farm Bureau supported changing the law to value property based on current use. This is an alarming development. Farm land is already valued using a productivity formula that is essentially a value in use approach. If this approach were adopted for residential and commercial property owners, it would likely lower assessments for a few, but shift the burden to many – including farmers.

The concern with issues like this is the legislative funnel. Significant but little-understood amendments and law changes – such as a switch to a value in use formula – can be included in a huge department bill that isn't in final form until shortly before a vote. It's quite possible that something could get passed without

a full understanding of the consequences. Therefore, those who are interested need to keep an eye this issue. That's what we are trying to do.

- Finally, we have been involved in several court cases this past year regarding property classifications. In short, more and more small acreage owners want the coveted agricultural classification, even though it's quite clear to us the property is primarily used for residential purposes. The guidelines from the Iowa Department of Revenue are not always clear. Should every rural landowner who purchases a few sheep, or who raises horses or plants a crop on a small portion of their land, be able to call their homestead a farm for tax purposes?

There are growing inconsistencies, and even the Property Assessment Appeal Board (PAAB) has issued rulings that seem contradictory. We are looking for guidance, and hope the legislature or the courts can help resolve the issue once and for all.

As always, our office strives to be the resource for property assessment and related issues in Polk County. Please let me know if you have any questions.

I look forward to working with you this coming year.

ACTION OF THE 2009 BOARD OF REVIEW

The 2009 Board of Review considered 7617 protests and 147 recommendations.

Total value of real estate considered for protests \$ 3,381,979,580

Total number of protests by class of property:

Agricultural	297
Residential	6192
Commercial	1094
Industrial	<u>34</u>
TOTAL	7617

Number of protests denied 3213

Number of protests upheld 4404

Amount of reduction

Land	\$ 16,559,290
Improvements	<u>\$ 199,191,880</u>
Total amount of reduction	\$ 215,751,170

Number of protests that received an increase 26

Amount of increase

Land	\$ 231,440
Improvements	<u>\$ 4,905,810</u>
Total amount of increase	\$ 5,137,250

Total value of real estate considered for recommendations \$ 82,842,870

Total number of recommendations by class of property:

Agricultural	9
Residential	117
Commercial	<u>21</u>
TOTAL	147

Number of recommendations for reductions 102

Amount of reduction

Land	\$ 326,900
Improvements	<u>\$ 4,077,310</u>
Total amount of reduction	\$ 4,404,210

Number of recommendations for increases 45

Amount of increase

Land	\$ 556,530
Improvements	<u>\$ 5,693,300</u>
Total amount of increase	\$ 6,249,830

Total Real Estate Protests Reduced	\$ (215,720,570)
Total Real Estate Recommendations Reduced	\$ (4,402,210)
Total Real Estate Protests Raised	\$ 5,130,450
Total Real Estate Recommendations Raised	<u>\$ 6,241,230</u>

Net Reductions of Real Estate - Protests and Recommendations	\$ (208,751,100)
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STATEMENT OF ASSESSED VALUATIONS OF POLK COUNTY
As of July 1, 2009

Real Property		\$ 30,734,701,690
New Construction Added January 1, 2009		\$ 693,031,902
Revaluation		\$ 732,476,292
Property Returned to Taxation		\$ 11,902,600
Total Real Property		<u>\$ 32,172,112,484</u>
Less:		
Demollitions	\$ 13,963,470	
Revaluations	\$ 351,082,604	
Board of Review Adjustments (R.E. Only)	\$ 208,757,900	
New Claims for Tax Exempt and Non-Taxable	\$ 46,125,270	
Court Decrees & Corrections	\$ 25,736,350	<u>\$ 645,665,594</u>
Net Real Property		\$ 31,526,446,890
Railroad and Utility Property*		\$ 1,224,694,126
Assessed by Department of Revenue		
Full Value of Taxable Real Property		\$ 32,751,141,016
Less: Urban Revitalization, Industrial Exemptions, Pollution Control and Forest & Fruit Tree Exemptions		\$ 982,001,020
Military Exemptions - Estimated		<u>\$ 39,000,000</u>
ADJUSTED VALUE OF NET TAXABLE REAL PROPERTY		\$ 31,730,139,996

Money and Credits - Credit Unions (5 mills)		\$ 29,850,066

* Railroad and Utility Property values, assessed by the Department of Revenue and Finance, are the latest figures available.

