

REAL TALK



FROM THE POLK COUNTY ASSESSOR

www.assess.co.polk.ia.us

FALL 2015

2015 BUSINESS PROPERTY TAX CREDITS

The second year for business property tax credits is in the books and this year, the State of Iowa paid out more than \$14 million for 8,743 parcels in Polk County.

Total credits payable for 2015–16 averaged \$1,609 per parcel, which is up from \$708 per parcel last year.

These tax credits are part of the property tax reforms enacted by the Iowa General Assembly in 2013. Legislators allocated \$50 million statewide for the credits last year, \$100 million this year and in 2016, the annual credits will increase to \$125 million.

If you haven't applied, but think you may be eligible, you can apply anytime before March 15, 2016. Application forms are available at the Polk County Assessor's office or at our website.

Once you've applied and are approved, you'll continue to receive the credit for future years while you own the property. There's no need to reapply unless all or a portion of a parcel or

THESE TAX CREDITS ARE PART OF THE PROPERTY TAX REFORMS ENACTED BY THE IOWA GENERAL ASSEMBLY IN 2013.

property unit that is allowed a credit is sold, transferred or ownership otherwise changes. The buyer, transferee or new owner who wants to receive the credit would need to refile the claim for credit.

Also, when a portion of a parcel or property unit that is allowed a credit is sold, transferred or ownership otherwise changes, the owner of the parcel or property unit for which ownership did not change needs to refile the claim for credit.

For information on credit calculations and credit files, see the Department of Revenue website at LocalGovExchange.iowa.gov.

PAYOUTS

For the 2014 assessment year payable 2015–16, the payouts were:

Average:	\$1,609
Median:	\$1,817
Maximum:	\$3,146
Total Credits:	\$14,129,549
Number of Parcels:	8,743

For the 2013 assessment year payable 2014–15, the payouts were:

Average:	\$708
Median:	\$853
Maximum:	\$1,222
Total Credits:	\$5,961,308
Number of Parcels:	8,421

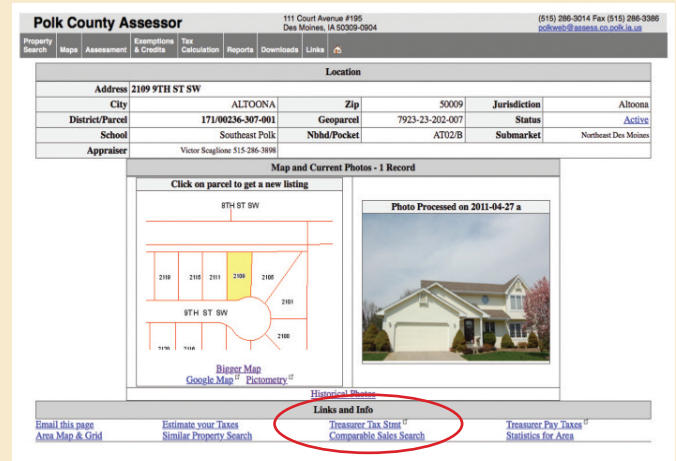
FIND DETAILS OF YOUR TAX CREDITS

Detailed information available via the Polk County Assessor's website lets you see how your tax credits are applied to different taxing bodies, such as local school districts, municipalities, etc.

To find these details:

- Start at the Polk County Assessor's site: web.assess.co.polk.ia.us
- Search for your property's address
- Under Links and Info, click on Treasurer Tax Stmt
- Click on View your Bill

You'll be able to see the amounts of all credits applied to your tax bill, such as Homestead or Business Property Tax Credits.



IOWA SUPREME COURT TO DECIDE ON WELLMARK'S ASSESSMENT

In October, the Iowa Supreme Court heard arguments regarding the assessment of Wellmark's property at 1331 Grand Ave. in Des Moines.

The case goes back to 2011 when the company's headquarters (completed in 2010) was assessed for \$99 million.

Wellmark protested the assessment with the Polk County Board of Review, which denied the protest and

did not change the value of the property. It then appealed the decision to the Polk County District Court, which sided in Wellmark's favor and ruled the property's value to be \$78 million. The Court of Appeals upheld the District Court's ruling in April 2015.

Now the case will be decided by the Supreme Court in the next few months. Watch for an update on the outcome in a future issue of *RealTalk*.

OVERVIEW OF 2015 PROPERTY APPEALS

When property owners decide to appeal an assessment, the first step is always an appeal to the Polk County Board of Review. This spring, the Board of Review evaluated nearly 6,000 assessment protests from Polk County property owners.

Of those protests, 2,990 were upheld, while 2,971 were denied, resulting in a net decrease in property valuation of \$194,499,220 for the county.

If a property owner isn't satisfied with the Board of Review's decision, they have the option to appeal to

either the Property Assessment Appeal Board (PAAB), at no cost, or to District Court.

Out of the nearly 3,000 initial protests that were denied by the Board of Review, 352 appeals were taken to the PAAB or District Court. The following chart shows the breakdown of these appeals.

To date, all appeals to the PAAB and District Court are currently in the process of being reviewed and scheduled.

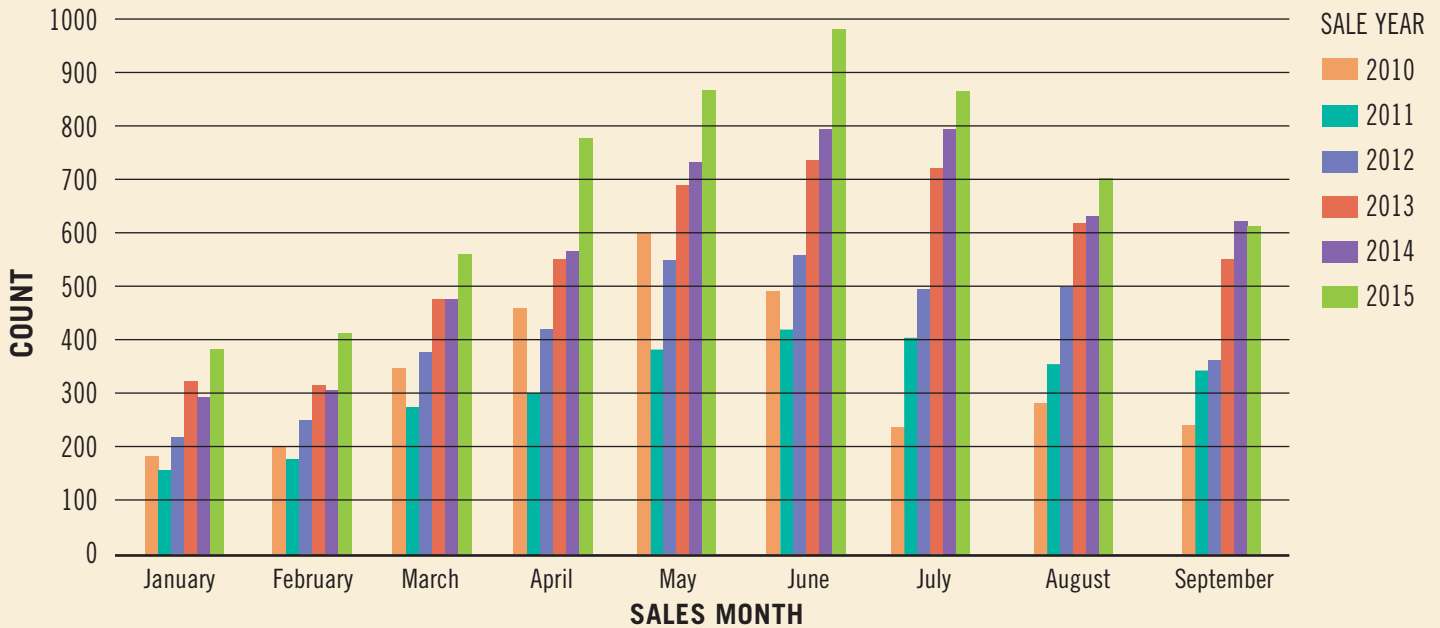
	Commercial	Industrial	Residential	Multi-Residential	Agricultural	Total
PAAB appeals	118	6	179	32	1	336
District court appeals	16	0	0	0	0	16

POLK COUNTY HOME SALES JUMP SIGNIFICANTLY FOR THE YEAR

Home sales in Polk County jumped significantly throughout 2015 thanks in large part to the economic recovery.

In the first chart below, you'll see a comparison of sales for 2010–15, while the second chart provides a more detailed look at the median sale ratio, sale price and price per square foot of living space in various Polk County jurisdictions.

NUMBER OF SALES BY MONTH — YEARS 2010–2015



OVERVIEW OF POLK COUNTY SALES*

Jurisdiction	Number of Sales	Median Ratio	Median Sale Price	Sale Price/Sq. Ft. Living Area
Alleman	4	99.97	\$208,000	\$124
Altoona	299	96.32	\$179,900	\$128
Ankeny	1,172	94.70	\$195,000	\$132
Bondurant	71	93.18	\$178,500	\$128
Carlisle	1	91.99	\$203,500	\$125
Clive	127	94.06	\$222,000	\$120
Des Moines	2,444	96.40	\$125,000	\$108
Elkhart	8	86.37	\$162,500	\$144
Granger	4	88.07	\$262,950	\$174
Grimes	229	93.73	\$211,000	\$136
Johnston	277	94.59	\$245,000	\$135
Mitchellville	17	99.64	\$137,000	\$102
Pleasant Hill	121	95.20	\$193,000	\$131
Polk City	52	91.12	\$203,750	\$157
Runnells	11	93.72	\$139,900	\$123
Sheldahl	3	93.67	\$182,000	\$137
Urbandale	473	94.19	\$186,400	\$126
West Des Moines	598	94.81	\$185,000	\$124
Windsor Heights	90	93.43	\$150,750	\$113
TOTAL	6,235	95.00	\$166,500	\$122

* from Jan. 1–Sept. 30, 2015

PERMIT NUMBERS ALSO SHOW GROWTH

In addition to sale data, permits for new construction and modifications confirm a stronger real estate market.

As of September 25, there are 7,521 new residential building permits with 1,475 being for new construction starts consisting of single family dwellings, duplexes, bi-attached, condos and townhouses. Also, 1,887 new commercial building permits have been issued for all types of new construction.

JURISDICTION	PERMIT COUNT COMMERCIAL	PERMIT COUNT RESIDENTIAL	PERMIT COUNT RES. NEW STARTS
Alleman	0	0	0
Altoona	65	439	102
Ankeny	402	1,599	477
Bondurant	30	262	98
Carlisle	0	3	0
Clive	84	148	17
Des Moines	750	2,516	173
Elkhart	0	16	4
Granger	0	21	5
Grimes	58	533	185
Johnston	65	614	252
Mitchellville	7	40	5
Pleasant Hill	0	170	36
Polk City	4	145	44
Runnells	0	3	0
Sheldahl	0	4	1
Urbandale	82	287	13
West Des Moines	269	335	6
Windsor Heights	15	25	0
Polk County	56	361	57
TOTAL	1,887	7,521	1,475

* numbers reflect permits received as of 9/25/2015

MORE VETERANS QUALIFY FOR PROPERTY TAX CREDIT

An additional 208 veterans qualified for the Veterans Homestead Property Tax Credit in 2015 thanks to changes announced earlier this year, which were implemented retroactively.

In March 2015, the Iowa General Assembly changed the requirements for the Veterans Homestead Property Tax Credit via House File 166.

Previously, if veterans were considered 100 percent unemployable, but had a disability rating of less than 100 percent, they wouldn't qualify. But now any disabled veteran who is 100 percent unemployable, rated permanent and total, qualifies for the credit.

REAL TALK

QUESTIONS?

We hope you've found this issue of *RealTalk* to be informative. We'd like to know what you think. For more information on any of these topics, please contact us. We want to be your resource for property assessment issues.

Previous issues of *RealTalk* are archived on the Polk County Assessor's website at www.assess.co.polk.ia.us.

Randy Ripperger
Polk County Assessor
515-286-3158
Rip@assess.co.polk.ia.us

Rod Hervey
Chief Deputy Assessor
515-286-3088
Hervey@assess.co.polk.ia.us

OUR MISSION

The mission of the Polk County Assessor is to estimate the fair market value of residential and commercial property. The Assessor doesn't determine tax rates or calculate or collect taxes. If you have questions or want more information about what we do, please let me know.



Randy Ripperger
Polk County Assessor