

Johnson County Assessor's Office

Tom Van Buer

Assessor

This is a Power Point presentation used to help educate the public about the duties and goals of our office. It is used during talks given to local government groups and civic organizations. If you would like more information about anything included or would like to schedule a presentation for your group, please contact our office.

Thanks

Tom Van Buer

- A little about me
- Appointment process
 - Appointed not elected – non political office

MISSION STATEMENT

The purpose of the Johnson County Assessor office is to appraise all real property located in Johnson County jurisdiction for tax purposes as provided by Iowa law fairly and equitably.

Goals & Objectives

- Provide the public with information and service in an efficient and courteous manner.
- Inspect and review all new construction and demolition as of January 1st.
- Notify homeowners of homestead and military credit eligibility by July 1st.
- Notify commercial and industrial property owners of Business Property Tax Credit eligibility.
- Use resources efficiently and effectively.
- Educate staff with the most up to date information and class work available so they can better serve the public and obtain their career goals.
- Promote honesty, integrity and fairness to help maintain the public's trust.

2016 Johnson County Conference Board

Mayors

Amy Nielsen, North Liberty
Sandra Flake, Lone Tree
Wally Heitman, University Heights
John Lundell, Coralville
Tim Kemp, Hills
Steve Stange, Solon
Mickey Coonfare, Shueyville
Steve Berner, Tiffin
Mary Sue Jiras, Oxford

Board of Supervisors

Janelle Rettig
Rod Sullivan
Pat Harney
Mike Carberry
Lisa Green-Douglass

Board of Education

Steve Swenka, Clear Creek
Jim Hauer, Solon
Michael Waldschmidt, Lone Tree
Todd Haitlin, College Community
Brian Kirschling, Iowa City
Keith Schultes, West Branch

Office Staff and Other Boards

Assessor Staff

Thomas Van Buer, Assessor
Gary Bilyeu, Chief Deputy Assessor
Beth McBride, Appraiser
Jean Gilpin, Appraiser
Angie Mulcahy, Appraiser
Jessica McNeil, Appraiser
Candy Ellery, Appraisal Clerk
Emily Fitzpatrick, Appraisal Clerk
Teri Collins, Appraisal Clerk
Alicia Sachtjen, GIS Technician
Kent Yoder, Staff Appraiser

Board of Review

Rex Brandstatter, Chairman
Sara Tack
Vacant—Needs to be filled by a farmer living in Johnson County.

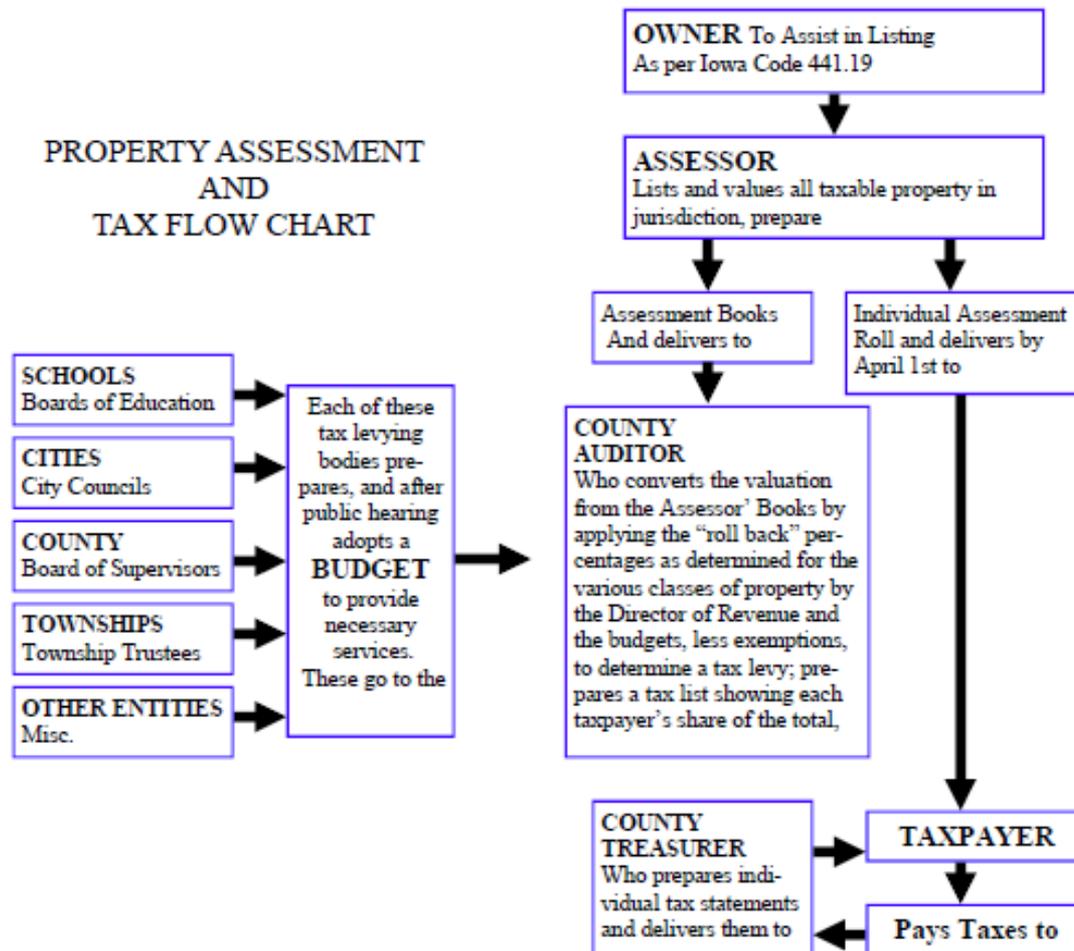
Examining Board, which board they represent

Jim Fausett, Mayors
Alan Leff, School Board
Sally Stutsman, Board of Supervisors

ASSESSOR IMPORTANT DATES

January 1	Date of Assessment
March 15	Business Property Tax Credit applications due for 2015
April 1	Assessors complete assessments and notify taxpayers
April 2—25	Informal Appeal of assessment with assessor
April 2—30	Appeal assessment to local Board of Review
May 1-adjourn	Board of Review meets
June 15	Board of Review submits report to Director
July 1	Assessor submits abstract of assessment to Director
July 1	Homestead, Military & BPTC applications due for 2016
November 1	Family Farm Tax Credit applications due

Property Assessment & Tax Flow Chart



Duties of the Assessor

- The assessor is charged with several administrative and statutory duties; however, the primary duty and responsibility is to cause to be assessed all real property within his/her jurisdiction except that which is otherwise provided by law. This would include residential, multi-residential, commercial, industrial and agricultural classes of property. Real property is revalued every two years. The effective date of the assessment is January 1st of the current year. The assessor determines a full or partial value of the new construction, or improvements depending upon the state of completion as of January 1st.

GENERAL MISCONCEPTIONS ABOUT THE ASSESSOR'S DUTIES

The Assessor DOES NOT:

- Collect taxes
- Calculate taxes
- Determine tax rate
- Set policy for the Board of Review

Market Value

- Residential, multi-residential, commercial and industrial real property are assessed at 100% market value. Market value of a property is an estimate of the price that it would sell for on the open market on the first day of January of the year of assessment. This is often referred to as the "arms length transaction" or "willing buyer/willing seller" concept. The Assessor must determine the fair market value of real property. To do this, the Assessor generally uses three approaches to value.

Three Approaches to Value

- Sales Comparison Approach
- Cost Approach
- Income Approach

Why Values Change

- After properties have been appraised, the values are analyzed to ensure accurate and equitable assessments. Iowa law requires that all real property be reassessed every two years. The current law requires the reassessment to occur in odd numbered years. Changes in market value as indicated by research, sales ratio studies and analysis of local conditions as well as economic trends both in and outside the construction industry are used in determining property assessments.

Notification and Appeal

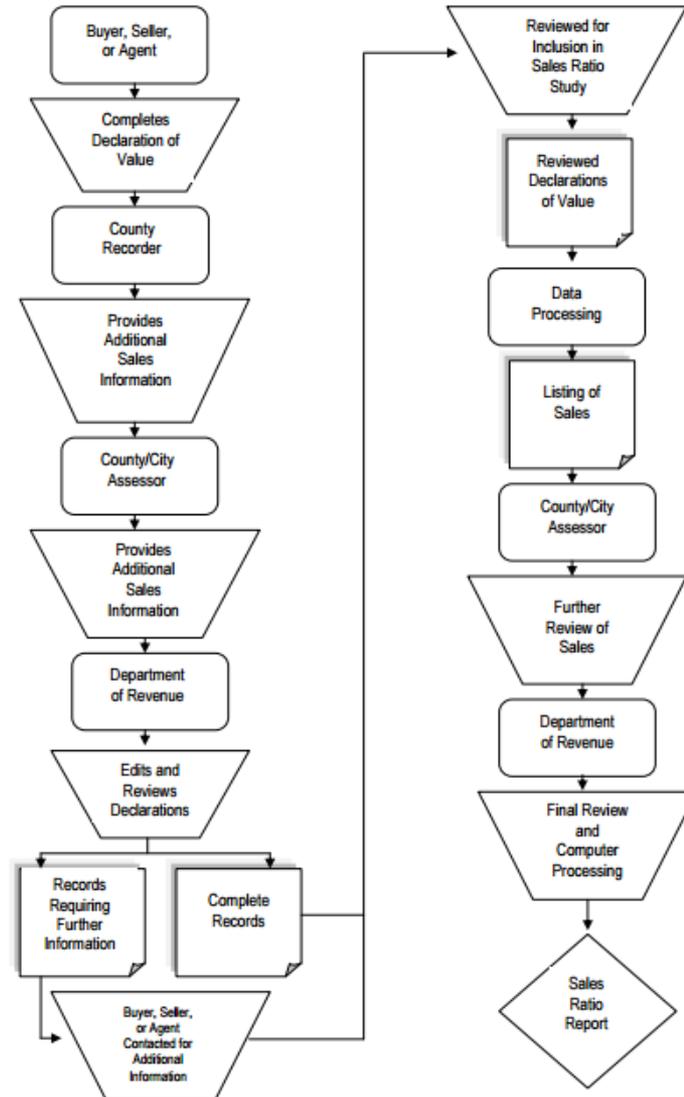
- If you disagree with the Assessor's estimate of value, please consider these two questions:
 1. What is the actual market value of my property?
 2. How does the value compare to similar properties in the neighborhood?
 - Informal review April 2 – April 25
 - Board of Review Appeal April 2 – April 30
 - Board of Review meets May 1 - completion

- The most important aspect of property taxation is the concept that all property should be valued for tax purposes on a uniform basis so that the actual property tax burden can be distributed equitably among individual property owners.
- One of the most widely used and accepted methods of determining relative levels and uniformity of assessments is the assessment/sales ratio study. Such a study, in its most fundamental analysis, is the comparison of the assessed value of an individual property to its sale price. For example, a property assessed at \$95,000 which sold for \$100,000 would have an assessment/sales ratio of 95% ($\$95,000 \div \$100,000$).

What is Equalization?

- The Iowa Department of Revenue is responsible for “equalizing” assessments every two years. Following is a general explanation of the purpose of equalization.
- The Department compares the assessors' abstracts to a “sales assessment ratio study” it has completed independently of the assessors. If the assessment (by property class) is 5% or more above or below the sales ratio study, the Department increases or decreases the assessment. (There is no sales ratio study for agricultural and industrial property.)
- Equalization occurs on an entire class of property, not on individual property. Also, equalization occurs on an assessing jurisdiction basis, not on a statewide basis.
- Equalization is important because it helps maintain equitable assessments among classes of property and among assessing jurisdictions. This contributes to a more fair distribution of state aid, such as aid to schools. It also helps to equally distribute the total tax burden within the area.

ASSESSMENT/SALES RATIO PROCESSING SYSTEM



PERFORMANCE MEASUREMENTS

The median sales ratio (median) is the middle sales ratio and a measure of the percent of our assessments to the actual sales prices. The coefficient of dispersion (COD) is a measure of assessment uniformity based on the degree to which individual sales ratios vary from the median sales ratio. Our goal is to keep the COD below 10. A COD of 10 is considered excellent. The following are the top ten jurisdictions in Iowa for residential sales in 2014.

Rank	Jurisdiction	# of Sales	Mean	Median	Weighted Mean	COD
1	Iowa City	974	92.75	92.62	92.07	7.49
2	Johnson	1212	92.74	92.16	92.67	7.56
3	Linn	1188	99.64	97.58	97.63	9.03
4	Dallas	1403	96.97	96.30	95.44	9.20
5	Ames	651	96.90	94.26	95.69	9.20
6	Story	370	95.55	93.20	93.99	11.04
7	Scott	1111	94.29	91.58	92.39	11.64
8	Dubuque Co	396	93.99	91.31	91.22	11.71
9	Warren	590	98.79	95.69	96.45	11.93
10	Woodbury	178	94.25	90.95	91.35	13.14

The regression Index, also known as the Price Related Differential (PRD), is an indicator of the degree to which high value properties are over or under assessed in relationship to low value properties. An index of 100.0 indicated no difference in assessments of high value properties in comparison to low value properties based upon that year's sales. An index over 100 indicates that high valued properties are under assessed in relation to low value properties. The top 10 Iowa jurisdictions are shown based on 2014 sales.

Rank	Jurisdiction	# of Sales	Mean	Median	Weighted Mean	PRD
1	Johnson	1212	92.74	92.16	92.67	100.10
2	Iowa City	974	92.74	92.62	92.07	100.70
3	Ames	651	96.90	94.26	95.69	101.30
4	Dallas	1403	96.97	96.30	95.44	101.60
5	Story	370	95.55	93.20	93.99	101.70
6	Linn	1188	99.64	97.58	97.63	102.10
7	Scott	1111	94.29	91.58	92.39	102.10
8	Warren	590	98.79	95.69	96.45	102.40
9	Sioux	420	93.59	92.90	91.24	102.60
10	Washington	245	96.20	95.68	93.46	102.90

FAQ's

- A note was left on my door. The box was not marked that I needed to call for an appointment. Do I ignore it?
- The assessor walked in and asked to see my entire house. Do I have to let them do that?
- They just increased my assessment, why are they planning to do this again?
- We just purchased the house less than two years ago, how does the Assessor have this value?

Website Demonstration

- Johnson County Assessor
- Beacon – Search
 - Name
 - Address
 - PIN number
- Pictometry
- Data Correction
- Report Writer