City of West Des Moines Fact Book

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Figure 1-1

City of West Des Moines
Population
1950 to 2030*

Year	Population	%Change
1950	5,615	--------
1960	11,964	113.1%
1970	16,441	37.4%
1980	21,894	33.2%
1985**	23,456	7.1%
1990	31,702	35.2%
1995***	39,562	24.8%
2000	46,403	17.3%
2005****	51,744	11.5%
2010	56,609	9.4%
2015*****	63,541	12.2%
2020*	71,863	26.9%
2030*	83,493	16.2%

Source: U.S. Census
*Des Moines Area Metropolitan Planning Organization Estimates
**June, 1985 Special Census
***July 14, 1995 Special Census
**** March 2005 Special Census
*****December 2015 Special Census

Figure 1-2

County Population within the City of West Des Moines 1995 to Present

Year	Total	Polk County	Dallas County	Madison County	Warren County
1995**	39,562	38,105	1,457	0	0
1998 [1]	42,584	39,844	2,740	0	0
1999 [1]	44,486	41,019	3,467	0	0
2000 [1]	45,909	41,864	4,045	0	0
2001 [1]	46,971	42,451	4,520	0	0
2002 [1]	48,344	43,314	5,030	0	0
2003 [1]	50,547	44,016	6,531	0	0
2004 [1]	51,991	44,817	7,174	0	0
2005 [1]	52,844	45,091	7,753	0	0
2006 [1]	53,628	45,176	8,406	0	44
2007 [1]	54,459	45,328	9,087	0	44
2008 [1]	55,279	45,467	9,768	0	44
2009 [1]	56,629	45,901	10,684	0	44
2010 [1]	57,609	46,042	11,517	0	50
2011 [1]	58,706	46,014	12,642	0	50
2012 [1]	59,281	46,047	13,166	0	50
2013 [1]	61,648	46,134	15,464	0	50
2014 [1]	63,471	46,304	17,093	0	74
2015 [1]	64,128	46,345	17,676	0	107
2016 [1]	64,849	46,423	18,280	0	146
2016 [2]	66036	46477	19377	0	182

Source: U.S. Census

Des Moines Area Metropolitan

Planning Organization Estimates

**July 14, 1995 Special Census

[1] January of that year

[2] Year to date as of November 1, 2016

Figure 1-3

Dwelling Units and Population
1990 – Present

Year	Total Single Family Dwelling Units	Single Family % of Total Dwelling Units	Total Occupancy Single Family Dwelling Units 1	Total Single Family Dwelling Units Population 2	Total Multi Family	Multi Family % of Total Dwelling Units	Total Occupancy Multi Family Dwelling Units 3	Total Multi Family Dwelling Units Population 4	Total Dwelling Units	Total Occupancy Dwelling Units	Total Population 5	% Change
1990*	7,848	57.4%	7,707	21,039	5,824	42.6%	5,416	10,183	13,672	13,123	31,702	
1991**	8,028	57.8%	7,883	21,522	5,851	42.2%	5,441	10,230	13,879	13,325	32,247	1.7%
1992**	8,373	58.3%	8,222	22,447	5,988	41.7%	5,569	10,469	14,361	13,791	33,438	3.7%
1993**	8,689	57.1%	8,533	23,294	6,529	42.9%	6,072	11,415	15,218	14,605	35,207	5.3%
1994**	9,078	57.3%	8,915	24,337	6,778	42.7%	6,304	11,851	15,856	15,218	36,687	4.2%
1995**	9,400	56.4%	9,231	25,200	7,262	43.6%	6,754	12,697	16,662	15,984	38,396	4.7%
1996**	9,623	55.1%	9,450	25,798	7,850	44.9%	7,301	13,725	17,473	16,750	40,076	4.4%
1997**	9,912	54.5%	9,734	26,573	8,274	45.5%	7,695	14,466	18,186	17,428	41,594	3.8%
1998**	10,185	54.7%	10,002	27,305	8,423	45.3%	7,833	14,727	18,608	17,835	42,584	2.4%
1999**	10,508	53.8%	10,319	28,170	9,015	46.2%	8,384	15,762	19,523	18,703	44,486	4.5%
2000**	10,805	53.5%	10,611	28,967	9,373	46.5%	8,717	16,388	20,178	19,327	45,652	2.6%
2001**	11,085	53.6%	10,890	31,581	9,579	46.4%	8,826	15,093	20,664	19,716	46,971	2.9%
2002**	11,311	53.0%	11,112	32,225	10,041	47.0%	9,252	15,821	21,352	20,364	48,343	2.9%
2003**	11,626	51.7%	11,421	33,122	10,872	48.3%	10,017	17,130	22,498	21,439	50,550	4.6%
2004**	11,967	51.7%	11,756	34,094	11,171	48.3%	10,293	17,601	23,138	22,049	51,992	2.9%
2005**	12,125	51.5%	11,912	34,544	11,425	48.5%	10,527	18,001	23,550	22,439	52,843	1.6%
2006**	12,125	50.9%	11,912	34,544	11,682	49.1%	10,764	18,406	23,807	22,675	53,248	0.8%
2007**	12,398	50.9%	12,180	35,321	11,966	49.1%	11,025	18,854	24,364	23,205	54,473	2.3%
2008**	12,604	51.0%	12,382	35,908	12,105	49.0%	11,154	19,073	24,709	23,536	55,279	1.5%
2009**	12,740	50.0%	12,516	36,296	12,716	50.0%	11,717	20,035	25,456	24,232	56,629	2.4%
2010**	12,922	49.8%	12,695	36,814	13,009	50.2%	11,986	20,497	25,931	24,681	57,609	1.7%
2011**	13,197	50.0%	12,965	37,598	13,208	50.0%	12,170	20,810	26,405	25,135	58,706	1.9%
2012**	13,332	50.0%	13,097	37,982	13,352	50.0%	12,303	21,037	26,684	25,400	59,318	1.0%
2013**	13,488	48.1%	13,251	38,427	14,549	51.9%	13,405	22,923	28,037	26,656	61,648	3.9%
2014**	13,702	47.2%	13,461	39,036	15,319	52.8%	14,115	24,137	29,021	27,576	63,471	3.0%
2015**	13,822	47.1%	13,579	39,378	15,519	52.9%	14,299	24,452	29,341	27,878	64,128	1.0%
2016**	13,975	47.1%	13,729	39,814	15,700	52.9%	14,466	24,737	29,675	28,195	64,849	1.1%
2016***	14,136	46.8%	13,887	40,273	16,054	53.2%	14,792	25,295	30,190	28,679	66,036	1.8%

*1990 U.S. Census (April 1, 1990)
**January 1 of that year
***Year to date as of November 1, 2016
1. Assumes 1.8% Vacancy Rate prior to 2000 and 1.76% Vacancy Rate after 2000
2. Assumes 2.73 Persons/Household prior to 2000 and 2.9 Persons/Household after 2000
3. Assumes 7% Vacancy Rate prior to 2000 and 7.86% Vacancy Rate after 2000
4. Assumes 1.88 Person/Household prior to 2000 and 1.71 Persons/Household after 2000
5. Assumes 553 in Group Living Quarters for the years 1990-1999 and 298 in Group Living Quarters after 1999

Figure 1-4

Age-Sex Population Percentages 1980 - 2010

	1980		1990		1995*		2000		2010	
Age	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**
Under 5 Years	3.1	2.7	3.6	3.1	3.4	3.4	3.6	3.1	3.8	3.2
5 - 9	3.6	3.6	3.5	3.3	3.7	3.3	3.5	3.5	3.1	2.9
10 – 14	4.3	4.1	3.3	3.2	3.3	3	3.4	3	3.5	3
15 – 19	4.5	4.4	2.8	3	2.9	2.7	2.8	2.8	2.8	2.6
20 – 24	3.8	4.6	3.5	4.4	3.6	4.6	3.5	4.2	3.8	4.2
25 – 29	4.4	4.5	5.1	5.4	5.2	5.6	5	5.2	5.7	5.6
30 – 34	4.1	4.6	4.3	4.8	4.3	4.8	4.5	4.5	4.3	3.7
35 – 44	6.8	6.9	7.9	8.9	8.2	8.5	7.9	8.5	7.4	6.8
45 – 54	5.6	5.9	5.6	5.9	5.8	6.2	6.2	6.9	6.4	6.9
55 – 59	2.6	2.8	1.9	2	1.8	2	2.1	2.3	2.4	2.9
60 – 64	2.1	2.1	1.9	2.1	1.5	1.7	1.3	1.6	2.2	2.1
65 – 74	2	3	2.6	3.4	2.6	3.3	2.3	3	2.4	2.9
75 – 84	0.9	1.8	1.1	2.1	1.1	2	1.3	2.2	1.5	2.4
85+	0.3	0.9	0.3	1.1	0.2	0.8	0.2	0.8	0.5	1
% of Total Population	48	51.9	47.4	52.1	48	52	47.4	52.7	49.8	50.2
Total Population	21,894		31,702		39,562		46,403		56,609	

Source: U.S. Census

*1995 Special Census

All numbers are expressed as a percentage of the total population.

Updated 12/31/14

Figure 1-5

Median Age 1970 - 2010

	1970	1980	1990	1995*	2000	2010
Male	25.6	30.3	31.3	31.7	32	32.3
Female	28.7	32.3	33.4	33.4	33.9	35
TOTAL	27.3	31.4	33.2	32.6	33	33.5

Source: U.S. Census

*1995 Special Census

All numbers are expressed as a percentage of the total population

Updated 12/31/14

Figure 1-6

Comparison of Race and Hispanic Origin As Percentage of Total Population 2010

	White	Black	Hispanic	Asian	Other[1]
U.S	74	12.5	15.7	4.7	5.5
Iowa	91.9	2.7	4.5	1.7	1.6
Dallas	92.3	1.2	6.1	2.2	2.9
Polk	85.6	5.7	7	3.5	2.7
Warren	97.5	0.6	1.8	0.5	0.4
West Des Moines	89.9	2.9	4.8	5.1	1

Source: U.S. Census

1. In combination with one or more other races listed. The numbers may add to more than the total population because individuals may report more than one race.

Updated 12/31/14

Figure 1-7

Selected Comparison of Language Spoken At Home
Percentage of Persons 2010
(Population 5 years and over)

	English	Spanish	Asian	Other Indo-European
U.S.	79.9	12.5	3.1	3.7
Iowa	93.2	3.8	1.1	1.6
Dallas	90.7	5.7	1.6	1.8
Polk	88.4	5.8	2.6	2.3
Warren	97.5	1.2	0.2	1.2
West Des Moines	88.2	3.8	3.1	4.1

Source: U.S. Census

Updated 12/31/14

Figure 1-8

Selected Comparison of Residence in 1985 to 2000 by Percentage

	Same County	Different County	Different State
U.S	78.7	9.7	9.4
Iowa	81.6	10.2	7.5
Dallas	77.3	16.2	6.1
Polk	79.6	10.2	9.6
Warren	75.6	19.3	4.8
West Des Moines	31.8	14.3	18.3

Source: U.S. Census (Revised 2000)

Figure 1-9

2010 Selected Comparison of Place of Birth (shown as percent of persons)

	Iowa	Another State	Foreign Born
U.S.	58.7*	27.3	12.7
State Of Iowa	72.2	23.2	4.1
Dallas	70.6	22.5	6.4
Polk	69	22.6	7.8
Warren	78.5	19.7	1.1
West Des Moines	63.1	26.8	9.4

Source: U.S. Census

*Born in state of residence

Updated 12/31/14

Figure 1-10

Selected Comparison of Population
Percentage Change 1960 - 2010

	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
U.S.	13.4	11.4	9.8	11.7	8
Iowa	2.5	3.1	(4.70)	5.2	3.1
Dallas	8.1	13.1	0.8	27	51.4
Polk	7.4	6	7.9	12.7	11.9
Warren	31.7	27.1	3.3	11.5	11.5
West Des Moines	37.4	33.2	44.8	31.7	18

( ) Denotes Negative
Source: U. S. Census

Updated 12/31/14

Figure 1-11

Selected Comparison of Age
Percentage of Total Population 2010

	< 5 years	5 - 24 years	25-44 years	45-64 years	65+ years	Median Age
U.S.	6.6	27.7	27.1	25.9	12.7	36.9
Iowa	6.6	27.6	24.9	26.2	14.8	38
Dallas	8.4	26.6	32.1	23.1	9.8	34.3
Polk	7.7	27.1	29.9	24.6	10.7	34.8
Warren	6.4	29.2	24.7	26.8	12.9	38
West Des Moines	7.1	25.9	33.6	22.8	10.6	33.5

Source: U.S. Census

Updated 12/31/14

Figure 1-12

Selected Comparison of Average Household Size by Percentage 1970 - 2010

	1970	1980	1990	2000	2010
U.S.	3.17	2.75	2.63	2.59	2.59
Iowa	3.05	2.63	2.52	2.46	2.4
Dallas	2.99	2.71	2.61	2.59	2.56
Polk	2.98	2.58	2.47	2.45	2.44
Warren	3.31	2.93	2.75	2.65	2.57
West Des Moines	3.34	2.59	2.41	2.33	2.32

Source: U.S. Census

Updated 12/31/14

Figure 1-13

Selected Comparison of Number of Housing Units
Percentage Change 1960 - 2010

	1960-1970	**1970-1980**	**1980-1990**	**1990-2000**	**2000-2010**
U.S.	17.7	28.8	15.7	11.8	12.2
Iowa	6.5	17.3	1.1	7.3	7.7
Dallas	8.8	26.3	2.2	28.6	55.7
Polk	10.4	24.2	11.3	13.1	15.2
Warren	26.8	44.5	8.0	14.0	17.3
West Des Moines	40.2	76.4	53.1	34.4	22.4

Source: U.S. Census

Updated 12/31/14

Figure 1-14

Selected Comparison of Year Structure Built
Percentage of All Housing Units

	1939 or Earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000	2000-2010
U.S.	14.1	17.1	11.4	16.4	14.2	14.1	12.7
Iowa	28.2	17.4	10.6	15.3	7.5	10.9	10.1
Dallas	16.6	6.5	4.8	10.5	6.2	19.8	35.6
Polk	17.7	18.2	10.1	15.0	10.4	13.7	14.9
Warren	15.3	12.1	11.5	22.2	10.0	14.0	14.9
West Des Moines	4.6	9.5	5.9	15.4	19.2	27.4	18.0

Source: U.S. Census

Updated 12/31/14

Figure 1-16

City of West Des Moines Rental Housing Costs – Western Suburbs 1996 - Present

	1996	1997	1998	1999	2000	2001	2002
Efficiency	$411	$415	$424	$424	$445	$489	$504
1 – Bedroom	$530	$539	$549	$575	$583	$609	$629
2 – Bedroom	$577	$595	$597	$618	$644	$659	$683
3 – Bedroom	$735	$746	$779	$797	$818	$850	$879

	2003	2004	2005	2006	2007	2008	2009
Efficiency	$517	$479	$500	$510	$518	$525	$550
1 – Bedroom	$628	$626	$632	$675	$651	$673	$680
2 – Bedroom	$679	$691	$696	$708	$717	$739	$741
3 – Bedroom	$866	$883	$892	$900	$932	$951	$958

	2010	2011	2012	2013	#Change 2012-2013	% Change 2012-2013
Efficiency	$622	$637	$688	$708	20	2.91%
1 – Bedroom	$691	$704	$743	$756	13	1.75%
2 – Bedroom	$755	$779	$813	$830	17	2.09%
3 – Bedroom	$956	$995	$1,001	$1,049	48	4.80%

Source: CB Richard Ellis/Hubbell Commercial Apartment Survey

* Western Suburbs: Clive, Grimes, Johnston, Urbandale, Waukee, West Des Moines and Windsor Heights

Figure 1-15

Selected Comparison of Percentage Change In Population and Households 2000 - 2010

	Population	Housing Units	Households
U.S	8.0	12.2	8.3
Iowa	3.1	7.7	5.8
Dallas	51.5	55.7	53.8
Polk	11.9	15.2	12.9
Warren	11.5	17.3	15.6
West Des Moines	18.0	22.4	18.8

Source: U.S. Census

Updated 12/31/14

Figure 1-17

Selected Comparison of Housing Costs in Median Dollars 2010

	Median Gross Rent	Median Mortgage Cost	Median Home Value
U.S.	$699	$1,524	$188,400
Iowa	$489	$1,147	$119,200
Dallas	$581	$1,491	$176,600
Polk	$627	$1,344	$149,700
Warren	$566	$1,349	$150,900
West Des Moines	$723	$1,485	$181,900

Source: U.S. Census

Updated 12/31/14

Figure 1-18

City of West Des Moines
Comparison for Types of Crimes (Part I Offenses)
(2000 to Present)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	# Change 2012-13	% Change 2012-13
Homicide	0	0	0	2	1	0	0	1	0	1	1	100%
Rape	20	16	16	12	16	14	27	22	23	19	-4	-17%
Robbery	9	11	10	16	32	7	14	14	8	15	7	88%
Aggravated Assault	47	43	49	34	66	52	61	68	63	54	-9	-14%
Arson	18	16	14	9	6	9	27	11	7	3	-4	-57%
Burglary	248	277	237	229	215	197	166	203	215	203	-12	-6%
Larceny	1447	1547	1645	1375	1573	1565	1561	1645	1613	1409	-204	-13%
Motor Vehicle Theft	68	69	71	52	41	44	50	36	53	71	18	34%
Total	**1857**	**1979**	**2042**	**1729**	**1950**	**1888**	**1906**	**2000**	**1982**	**1775**	**-207**	**-10%**

Source: City of West Des Moines Police Department
Updated: 1/16/15

Figure 1-19

Selected Comparison of Population Per Square Mile and Land Area

	1990 Population per Square Mile	Land Area (in Sq. Miles)	**2000 Population per Square Mile**	Land Area (in Sq. Miles)	**2010 Population per Square Mile**	Land Area (in Sq. Miles)
Des Moines	2,567.0	75.3	2,621.3	75.8	2,491.2	81.1
Cedar Rapids	2,035.0	53.4	1,912.6	63.1	1,769.7	70.9
Davenport	1,554.0	61.4	1,566.5	62.8	1,562.0	62.9
Sioux City	1,483.0	54.3	1,551.3	54.8	1,464.7	56.1
Waterloo	1,098.0	60.5	1,131.9	60.7	1,096.5	61.9
Iowa City	2,719.0	22.0	2,575.0	24.2	2,680.7	24.9
Council Bluffs	1,476.0	36.8	1,558.7	37.4	1,576.3	38.9
Dubuque	2,497.0	23.1	2,178.2	26.5	1,985.6	29.0
West Des Moines	**1,773.0**	**17.9**	**1,732.5**	**26.8**	**1,497.7**	**37.8**
Ames	2,402.0	19.7	2,352.3	21.6	2,374.6	24.1
Polk County	574.7	569.5	657.9	569.4	730.0	574.4
Dallas County	50.7	586.5	69.5	586.5	104.9	588.4
Warren County	63.0	571.7	71.1	571.6	79.6	569.8
Iowa	49.7	55,874.9	52.4	55,869.4	54.0	55,858.0
U.S.	70.3	3,536,341.0	79.6	3,537,438.0	86.1	3,532,292.4

Source: U.S. Census

Updated 12/31/14

Figure 2-1

City of West Des Moines
Number of Residential Construction Units
1953 – Present

Year	Single-family[1]	Multi-family[2]	Total
1953-1959	1,000	-	1,000
1960-1969	2,155	401	2,556
1970-1979	1,339	2,359	3,698
1980-1989	2,171	3,095	5,266
1990-1999	2,844	3,981	6,825
2000	269	206	475
2001	226	462	688
2002	218	831	1,049
2003	199	299	498
2004	158	277	435
2005	124	257	381
2006	120	284	404
2007	206	143	349
2008	138	706	844
2009	177	293	470
2010	185	294	479
2011	152	157	309
2012	181	623	804
2013	209	770	979
2014	120	198	318
2015	153	418	571
2016*	161	354	515
Total	**12,505**	**16,408**	**28,913**
Yearly Average	**195**	**256**	**452**

Source: City of West Des Moines, Development Services Department
1 Single Family Detached Units
2 Includes Townhouses, Condominiums, and Apartments
*As of November 1, 2016

Figure 2-2	City of West Des Moines			
Breakdown of Multi-Family Dwelling Units				
1975 – Present				
Year	**Townhouses**	**Multi-family Condos**	**Multi-family Rentals**	**Total**
1975	4	16	66	86
1976	29	48	343	420
1977	46	16	254	316
1978	20	44	0	64
1979	27	66	64	157
1980	17	56	14	87
1981	4	14	8	26
1982	9	20	24	53
1983	43	48	0	91
1984	96	16	643	755
1985	74	48	542	664
1986	99	64	0	163
1987	71	52	256	379
1988	65	0	343	408
1989	30	0	388	418
1990	87	74	362	523
1991	25	0	112	137
1992	34	0	507	541
1993	56	104	89	249
1994	64	96	324	484
1995	76	125	397	598
1996	63	100	261	424
1997	51	66	32	149
1998	340	0	252	592
1999	358	0	0	358
2000	150	24	32	206
2001	122	0	340	462
2002	167	72	592	831
2003	120	120	59	299
2004	128	126	23	277
2005	165	92	0	257
2006	56	88	140	284
2007	99	44	0	143
2008	201	0	505	706
2009	85	0	208	293
2010	128	50	116	294
2011	97	0	60	157
2012	107	96	420	623
2013	249	74	447	770
2014	166	16	16	198
2015	206	0	212	418
2016*	56	0	296	352
Total	**116**	**1,875**	**8,747**	**10,738**
Yearly Average	**3**	**45**	**208**	**256**

Source: City of West Des Moines, Development Services Department - *As of November 1, 2016

Figure 2-3

City of West Des Moines
Residential Construction Activity
(Dallas County Portion Only)
1990 – Present

Year	Single-family	Multi-family	Total
1990	0	0	0
1991	18	0	18
1992	58	238	296
1993	62	96	158
1994	62	228	290
1995	48	28	76
1996	80	108	188
1997	72	75	147
1998	52	354	406
1999	100	177	277
2000	114	96	210
2001	132	78	210
2002	118	739	857
2003	113	204	317
2004	82	241	323
2005	95	249	344
2006	73	280	353
2007	172	124	296
2008	113	446	559
2009	158	287	445
2010	173	288	461
2011	134	151	285
2012	169	600	769
2013	182	692	874
2014	92	189	281
2015	124	418	542
2016*	131	354	485
Total	**2,727**	**6,740**	**9,467**

Source: City of West Des Moines,

Development Services Department

Yearly Average	**101**	**250**	**351**

*As of November 1, 2016

Figure 2-4

City of West Des Moines
Residential Building Permit Valuations
(Dallas County Portion Only)
1990 – Present

Total	Single-family	Multi-family	Total
1990	$0	$0	$0
1991	$1,606,885	$0	$1,606,885
1992	$4,677,551	$8,864,065	$13,541,616
1993	$6,886,392	$5,682,624	$12,569,016
1994	$8,680,512	$12,514,282	$21,194,794
1995	$7,146,047	$2,287,112	$9,433,159
1996	$13,015,876	$10,626,797	$23,642,673
1997	$11,546,983	$6,279,892	$17,826,875
1998	$8,725,786	$27,645,609	$36,371,395
1999	$14,899,953	$20,139,092	$35,039,045
2000	$19,091,113	$10,318,537	$29,409,650
2001	$22,474,309	$8,650,811	$31,125,120
2002	$20,344,484	$72,532,613	$92,877,097
2003	$21,103,108	$25,135,664	$46,238,772
2004	$17,785,709	$22,720,188	$40,505,897
2005	$21,728,748	$25,334,411	$47,063,159
2006	$15,368,190	$24,528,057	$39,896,247
2007	$35,211,621	$15,933,122	$51,144,743
2008	$24,699,287	$47,067,041	$71,766,328
2009	$28,609,083	$23,420,670	$52,029,753
2010	$37,351,737	$26,266,973	$63,618,710
2011	$32,186,637	$16,578,279	$48,764,916
2012	$47,062,367	$91,288,012	$138,350,379
2013	$58,610,701	$100,196,038	$158,806,739
2014	$28,437,330	$34,129,390	$62,566,720
2015	$40,169,635	$73,139,900	$113,309,535
2016*	$47,252,435	$55,007,379	$102,259,814
Total	**$594,672,479**	**$766,286,558**	**$1,360,959,037**
Yearly Average	**$22,024,907**	**$29,472,560**	**$50,405,890**

Source: City of West Des Moines, Development Services Department
*As of November 1, 2016

Figure 2-5

City of West Des Moines
Residential Construction Activity
(Polk County Portion Only)
1990 – Present

Year	Single-family	Multi-family	Total
1990	225	449	674
1991	215	137	352
1992	258	303	561
1993	327	153	480
1994	260	256	516
1995	157	570	727
1996	188	316	504
1997	201	74	275
1998	264	238	502
1999	197	181	378
2000	154	110	264
2001	94	372	466
2002	90	88	178
2003	102	95	197
2004	76	36	112
2005	29	8	37
2006	47	4	51
2007	38	15	53
2008	25	260	285
2009	19	6	25
2010	12	6	18
2011	16	6	22
2012	12	23	35
2013	21	66	87
2014	17	9	26
2015	16	0	16
2016*	18	0	18
Total	**3078**	**3781**	**6859**

Source: City of West Des Moines,

Development Services Department

Yearly Average	**114**	**140**	**254**

*As of November 1, 2016

Figure 2-6

Residential Building Permit Valuations
(Polk County Portion)
1990 – Present

Year	Single-Family	Multi-Family	Total
1990	$23,657,032	$16,476,367	$40,133,399
1991	$20,878,174	$6,252,117	$27,130,291
1992	$24,982,477	$15,709,282	$40,691,759
1993	$47,034,309	$9,160,716	$56,195,025
1994	$42,828,671	$14,476,356	$57,305,027
1995	$28,863,294	$37,074,923	$65,938,217
1996	$32,798,028	$18,397,556	$51,195,584
1997	$36,485,121	$8,435,702	$44,920,823
1998	$51,408,635	$22,666,557	$74,075,192
1999	$36,643,232	$21,683,105	$58,326,337
2000	$32,844,935	$13,101,265	$45,946,200
2001	$21,390,198	$31,098,198	$52,488,396
2002	$21,315,175	$11,824,259	$33,139,434
2003	$26,381,993	$7,903,503	$34,285,496
2004	$17,332,906	$7,278,515	$24,611,421
2005	$9,433,356	$1,446,004	$10,879,360
2006	$10,430,690	$697,112	$11,127,802
2007	$12,244,425	$1,853,563	$14,097,988
2008	$8,489,496	$26,222,235	$34,711,731
2009	$6,615,821	$1,546,694	$8,162,515
2010	$5,015,545	$1,489,021	$6,504,566
2011	$7,228,266	$1,058,783	$8,287,049
2012	$6,883,479	$3,418,486	$10,301,965
2013	$10,019,257	$11,447,754	$21,467,011
2014	$8,249,915	$2,490,211	$10,740,126
2015	$8,485,157	$0	$8,485,157
2016*	$9,226,493	$0	$9,226,493
Total	**$567,166,080**	**$293,208,284**	**$860,374,364**
Yearly Average	**$21,006,151**	**$10,859,566**	**$31,865,717**

Source: City of West Des Moines

Development Services Department

*As of November 1, 2016

Figure 2-7

City of West Des Moines
Residential Construction Activity
(Warren County Portion Only)
2013 – Present

Year	Single-family	Multi-family	Total
2013	7	0	7
2014	11	0	11
2015	13	0	13
2016*	12	0	12
Total	**43**	**0**	**43**
Yearly Average	**11**	**0**	**11**

Source: City of West Des Moines, Development Services Department
*As of November 1, 2016

Figure 2-8

Residential Building Permit Valuations
(Warren County Portion)
2013 – Present

Year	Single-Family	Multi-Family	Total
2013	$1,880,181	$0	$1,880,181
2014	$1,453,520	$0	$1,453,520
2015	$4,716,077	$0	$4,716,077
2016*	$2,467,537	$0	$2,467,537
Total	**$2,735,762**	**$0**	**$2,735,762**
Yearly Average	**$ 683,941**	**$0**	**$683,941**

Source: City of West Des Moines, Development Services Department
*As of November 1, 2016

Figure 2-9

City of West Des Moines
Commercial and Industrial Construction
1978-Present

Year	General Commercial	Professional Office	Industrial	Total
1978	102,882	370,159	5,120	478,161
1979	109,591	107,477	33,750	250,818
1980	29,300	133,557	120,266	283,123
1981	15,648	25,704	67,170	108,522
1982	8,500	116,146	85,947	210,593
1983	146,756	320,609	0	467,365
1984	32,500	159,150	40,160	231,810
1985	417,996	342,097	12,470	772,563
1986	80,772	315,435	22,246	418,453
1987	50,000	353,670	3,504	407,174
1988	44,524	472,191	17,225	533,940
1989	8,744	92,268	0	101,012
1990	21,496	322,755	37,484	381,735
1991	16,645	477,244	5,594	499,483
1992	102,718	124,406	10,068	237,192
1993	49,677	291,504	22,600	363,781
1994	119,301	275,130	184,200	578,631
1995	383,123	68,144	27,794	479,061
1996	117,920	195,303	600	313,823
1997	592,758	183,483	41,748	817,989
1998	168,518	334,572	62,375	565,465
1999	135,314	542,583	24,000	701,897
2000	61,620	70,028	56,859	188,507
2001	218,529	302,496	18,300	539,325
2002	33,108	0	0	33,108
2003	1,715,062	165,342	720	1,881,124
2004	425,877	1,506,421	0	1,932,298
2005	440,636	302,362	19,200	762,198
2006	388,067	206,042	168,350	762,459
2007	560,568	580,502	0	1,141,070
2008	98,316	1,658,833	0	1,757,149
2009	18,600	21,558	2,300	42,458
2010	11,484	0	190,946	202,430
2011	18,745	10,322	152,358	181,425
2012	55,265	0	110,000	165,265
2013	213,889	722,719	117,600	1,054,208
2014	278,844	73,112	349,420	701,376
2015	38,776	119,040	322,091	479,907
2016*	412,229	335,403	592,601	1,340,233
Total	**7,744,298**	**11,697,767**	**2,925,066**	**20,546,991**
Yearly Average	**209,305**	**316,156**	**79,056**	**555,324**

Source: City of West Des Moines, Development Services Department, All Figures expressed in square feet, *As of November 1, 2016

Figure 2-10

City of West Des Moines
Value of Total Construction
(Commercial and Residential)
1953-Present

Year	Value of Construction
1953-1959	$25,644,696
1960-1969	$57,191,603
1970-1979	$200,920,853
1980-1989	$515,883,530
1990-1999	$1,165,767,130
2000	$110,819,476
2001	$160,202,428
2002	$171,167,853
2003	$255,989,203
2004	$363,813,418
2005	$176,762,250
2006	$179,052,330
2007	$193,234,279
2008	$490,098,655
2009	$82,767,511
2010	$168,206,809
2011	$142,361,135
2012	$310,595,751
2013	$421,746,147
2014	$445,433,825
2015	$444,323,688
2016*	$994,605,591
Total	**$7,076,588,161**
Yearly Average	**$114,138,519**

Source: City of West Des Moines, Development Services Department
Based upon building permits issued by the Building Division
As of November 1, 2016

City of West Des Moines
Value of Residential Construction
1970-Present

Year	Single-Family	Multi-Family	Misc. Permits 1	Total
1970-1979	$53,520,339	$38,141,776	$4,389,481	$96,051,596
1980-1989	$183,023,852	$110,249,019	$27,716,183	$320,989,054
1990-1999	$423,716,440	$263,620,437	$45,223,418	$732,560,295
2000	$51,928,521	$23,419,802	$5,429,166	$80,777,489
2001	$43,864,507	$41,702,563	$4,131,320	$89,698,390
2002	$43,598,111	$85,724,929	$5,406,711	$134,729,751
2003	$43,367,545	$33,039,167	$3,420,903	$79,827,615
2004	$35,118,615	$29,998,703	$3,065,504	$68,182,822
2005	$28,149,990	$31,152,891	$5,110,132	$64,413,013
2006	$25,798,880	$25,224,897	$5,473,815	$56,497,592
2007	$48,249,564	$18,262,419	$9,313,066	$75,825,049
2008	$33,188,783	$73,289,276	$7,758,648	$114,236,707
2009	$38,330,076	$24,967,364	$3,057,588	$66,355,028
2010	$42,067,282	$33,755,994	$4,308,946	$80,132,222
2011	$40,303,110	$23,283,584	$4,857,832	$68,444,526
2012	$52,288,643	$94,706,497	$5,513,046	$152,508,186
2013	$70,521,039	$116,381,302	$4,646,970	$191,549,311
2014	$40,146,769	$36,619,602	$7,838,169	$84,604,540
2015	$52,306,121	$73,139,900	$4,589,333	$130,035,354
2016*	$58,946,468	$55,007,387	$4,873,489	$118,827,344
Total	**$1,408,434,655**	**$1,231,687,509**	**$166,123,720**	**$2,806,245,884**
Annual Average	**$31,298,548**	**$27,370,834**	**$3,691,638**	**$62,361,020**

Source: City of West Des Moines, Development Services Department

[1] Misc Permits - Fences, swimming pools, additions, etc.

*As of November 1, 2016

Figure 2-12

City of West Des Moines
Annual Commercial and Tax-Exempt Construction Value
1961-Present

Year	Commercial	Tax-Exempt
1961-1969	$13,486,098	$7,635,168
1970-1979	$97,322,744	$9,802,284
1980-1989	$174,352,612	$15,642,633
1990-1999	$370,271,450	$66,037,684
2000	$18,257,525	$10,569,970
2001	$59,704,524	$9,730,781
2002	$15,174,732	$19,858,293
2003	$146,511,627	$24,109,380
2004	$287,631,919	$5,064,400
2005	$86,878,860	$21,648,775
2006	$91,336,617	$29,219,541
2007	$115,835,689	$36,444
2008	$221,078,052	$153,217,160
2009	$14,011,785	$633,183
2010	$73,504,348	$12,451,672
2011	$37,793,532	$25,905,433
2012	$94,948,601	$59,928,892
2013	$208,715,656	$19,081,950
2014	$343,571,352	$14,727,817
2015	$295,267,554	$16,442,981
2016*	$875,778,245	$8,908,240
Total	**$3,641,433,522**	**$530,652,681**
Annual Average	**$67,433,954**	**$9,826,902**

Source: City of West Des Moines, Development Services Department
*As of November 1, 2016

Figure 2-13

Value of New Housing Permits for Selected Cities in Iowa
1995 to Present

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	# Difference 2013-2014	% Change 2013-2014
State of Iowa	$511,020	$1,996	$520,394	$725,814	$1,399,518	$1,333,184	$1,480,259	$1,692,761	$2,062,916	$2,361,660	$2,382,577	$2,006,014	$1,746,336	$1,318,037	$2,009	$1,222,077	$1,245,724	$1,706,737	$1,992,215	$1,907,579	-$84,636	-4.2%
Ankeny	$31,505	$29,856	$34,841	$43,638	$43,489	$43,627	$54,065	$74,450	$119,767	$130,039	$216,580	$138,843	$108,688	$59,917	$80,846	$102,510	$112,939	$188,842	$199,647	$243,075	$43,428	21.8%
Waukee	-	$6,251	$9,531	$18,917	$28,978	$22,817	$29,795	$32,854	$49,030	$48,543	$103,912	$81,287	$59,947	$25,596	$43,782	$41,401	$29,192	$57,505	$44,036	$97,919	$53,883	122.4%
Iowa City	$28,408	$27,521	$31,328	$41,295	$44,791	$41,097	$49,812	$54,304	$107,774	$66,664	$69,668	$55,056	$50,478	$45,266	$41,150	$43,175	$43,296	$64,991	$130,469	$81,693	-$48,776	-37.4%
West Des Moines	**$75,371**	**$74,839**	**$62,746**	**$70,515**	**$93,970**	**$75,348**	**$85,567**	**$128,069**	**$73,492**	**$63,893**	**$59,303**	**$52,306**	**$66,517**	**$118,882**	**$55,500**	**$68,360**	**$61,614**	**$146,011**	**$192,273**	**$76,606**	-$115,667	-60.2%
Ames	$18,705	$15,131	$23,413	$33,437	$32,445	$25,997	$18,056	$47,827	$74,698	$59,745	$78,951	$39,072	$39,578	$36,248	$14,601	$26,634	$36,100	$35,507	$56,158	$66,548	$10,390	18.5%
Urbandale	$13,567	$37,099	$21,710	$32,392	$41,336	$50,391	$77,250	$89,814	$160,496	$147,321	$95,260	$72,953	$43,889	$20,629	$26,115	$40,058	$46,689	$59,159	$93,957	$63,123	-$30,834	-32.8%
Grimes	-	$4,019	$4,852	$10,041	$8,205	$6,490	$4,630	$9,433	$10,433	$12,463	$28,597	$45,909	$28,174	$19,878	$19,748	$21,216	$27,877	$19,606	$32,198	$53,141	$20,943	65.0%
Clive	$45,883	$34,789	$25,006	$37,078	$27,953	$17,188	$20,988	$20,690	$21,466	$21,373	$24,717	$27,814	$42,474	$9,872	$14,515	$20,853	$31,411	$31,828	$50,050	$49,685	-$365	-0.7%
Des Moines	$37,880	$32,944	$22,621	$32,721	$45,055	$38,742	$44,337	$61,238	$76,125	$105,656	$105,715	$105,715	$72,166	$66,665	$35,238	$60,232	$31,036	$46,341	$82,545	$46,376	-$36,169	-43.8%
Norwalk	-	$5,785	$1,657	$2,292	$3,554	$12,652	$2,921	$4,830	$10,830	$10,926	$25,533	$19,461	$21,515	$15,005	$17,395	$16,230	$16,176	$18,025	$30,016	$45,815	$15,799	52.6%
Cedar Rapids	$33,260	$37,953	$40,595	$44,985	$55,535	$65,382	$59,853	$49,375	$50,019	$69,918	$61,433	$47,647	$46,955	$40,811	$59,641	$36,244	$27,864	$31,742	$47,202	$45,054	-$2,148	-4.6%
Cedar Falls	$8,305	$15,085	$8,394	$6,646	$13,214	$20,431	$38,557	29,577	$42,165	$41,823	$50,929	$54,257	$45,374	$32,095	$31,511	$40,233	$37,956	$50,958	$31,492	$44,807	$13,315	42.3%
Bettendorf	$12,900	$14,648	$16,586	$25,719	$28,794	$24,986	$26,909	$19,510	$26,084	$34,236	$41,928	$36,721	$37,504	$23,946	$38,031	$28,362	$33,446	$35,198	$41,652	$44,416	$2,764	6.6%
Johnston	$23,742	$30,200	$27,147	$36,427	$49,737	$28,996	$47,333	$51,156	$74,309	$75,900	$62,518	$56,085	$39,246	$21,225	$36,648	$40,267	$44,917	$77,262	$55,929	$42,805	-$13,124	-23.5%
Altoona	$16,800	$12,516	$17,959	$30,522	$14,121	$9,652	$23,420	$22,529	$23,029	$40,843	$30,792	$30,792	$20,829	$13,067	$14,177	$12,486	$27,865	$15,178	$30,752	$40,974	$10,222	33.2%
Marion	$12,148	$17,045	$15,554	$19,123	$30,549	$23,764	$28,094	$40,002	$46,952	$36,231	$56,103	$34,783	$33,756	$32,411	$22,407	$20,638	$20,299	$25,182	$28,199	$25,765	-$2,434	-8.6%
Coralville	$13,961	$17,200	$15,922	$20,420	$31,740	$26,408	$41,276	$34,728	$37.05	$29,968	$24,033	$26,208	$20,052	$12,942	$16,355	$11,613	$24,883	$23,442	$20,256	$21,254	$998	4.9%
Davenport	$19,810	$18,643	$26,971	$37,941	$33,274	$30,353	$31,626	$36,420	$59,972	$50,174	$43,752	$29,513	$28,762	$16,822	$18,784	$16,286	$28,426	$30,526	$21,965	$20,744	-$1,221	-5.6%
Sioux City	$12,520	$15,584	$14,813	$15,676	$9,855	$10,069	$11,465	$9,183	$9,352	$16,512	$11,617	$16,768	$13,618	$11,811	$14,164	$10,464	$8,256	$13,796	$19,589	$17,741	-$1,848	-9.4%
Council Bluffs	$19,956	$17,940	$24,982	$36,367	$20,057	$37,930	$27,289	$23,473	$36,040	$24,139	$33,993	$39,580	$40,043	$16,118	$18,396	$16,242	$20,151	$19,854	$15,931	$14,891	-$1,040	-6.5%
Dubuque	$14,967	$11,789	$11,327	$14,989	$8,078	$11,408	$13,851	$20,870	$16,612	$51,552	$16,757	$14,392	$13,411	$6,750	$14,503	$24,478	$20,406	$21,833	$12,157	$11,662	-$495	-4.1%
Waterloo	$7,888	$5,703	$5,412	$9,021	$9,536	$12,609	$8,942	$11,829	$16,638	$20,503	$18,711	$12,085	$10,846	$7,846	$8,308	$7,588	$6,983	$8,453	$11,282	$10,786	-$496	-4.4%
Pella	$1,941	$6,036	$5,369	$7,822	$14,207	$9,575	$10,987	$3,788	$6,387	$10,315	$15,820	$15,820	$7,485	$2,167	$2,187	$3,252	$5,293	$4,842	$9,366	$10,759	$1,393	14.9%
Mason City	$7,182	$10,000	$6,623	$12,468	$6,687	$7,718	$5,188	$7,528	$11,200	$11,270	$9,276	$9,851	$4,990	$4,501	$3,318	$4,619	$2,594	$9,472	$7,256	$10,743	$3,487	48.1%
Indianola	$9,293	$16,751	$334	$5,941	$14,409	$10,748	$11,430	$12,572	$11,392	$20,332	$12,336	$18,240	$13,256	$11,748	$7,960	$12,783	$3,586	$8,286	$13,953	$7,963	-$5,990	-42.9%
Newton	$6,741	$5,233	$10,953	$11,781	$6,523	$2,519	$6,069	$4,938	$3,322	$2,094	$4,695	$1,884	$679	$1,333	$1,625	$973	$0	$0	$700	$673	-$27	-3.9%

Source: U.S. Census Bureau

All numbers expressed in thousands of dollars.

Updated 8/15

Annual Average Residential Building Value 1990 - Present				
	Single-Family Detached	**Town-homes**	**Multi-Family Rental**	**Multi-Family Condominiums**
1990	$105,142	$44,466	$34,828	$0
1991	$96,502	$52,202	$43,377	$0
1992	$93,861	$64,710	$44,089	$0
1993	$138,614	$100,264	$34,646	$59,087
1994	$159,966	$124,755	$41,376	$58,337
1995	$175,655	$114,569	$52,303	$79,124
1996	$170,947	$133,586	$43,803	$91,758
1997	$175,942	$134,862	$81,616	$79,181
1998	$190,299	$91,502	$100,566	$0
1999	$179,163	$108,123	$0	$0
2000	$193,043	$122,472	$104,688	$70,793
2001	$194,091	$123,765	$78,245	$0
2002	$199,991	$123,004	$98,855	$92,520
2003	$217,927	$115,914	$49,390	$135,129
2004	$222,270	$130,423	$39,130	$90,513
2005	$227,016	$125,952	$0	$112,727
2006	$214,991	$143,956	$72,212	$81,754
2007	$229,760	$176,349	$0	$106,513
2008	$240,498	$78,194	$114,004	$0
2009	$216,554	$159,795	$54,734	$0
2010	$227,391	$172,504	$113,512	$51,724
2011	$265,152	$179,351	$107,442	$0
2012	$288,889	$198,367	$149,253	$112,446
# Change 2011-2012	$23,737	$19,016	$41,811	$112,446
% Change 2011-2012	9.0%	10.6%	38.9%	11244600.0%

Source: City of West Des Moines, Development Services Department
revised CE 2/13
In thousands of dollars

Figure 3-2

City of West Des Moines Student/Teacher Ratios
Fiscal Years 2000-01 to Present

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Public										
West Des Moines										
K-6 Elementary	23.5:1	23.4:1	23.9:1	23:8	23.7:1	24:1	24:1	14.7:1	24:1	24:1
7-8 Middle	16.2:1	15.4:1	17.1:1	15:3	17.2:1	18:1	18:1	12.7:1	14:1	14:1
9-12 High School	15.2:1	15.2:1	15.5:1	16:8	14.6:1	17:1	15:1	15:1	15:1	14:1
Waukee										
K-5 Elementary	15.6:1	20.8:1	14.6:1	23:1	16.5:1	15:1	16:1	15.6:1	15:1	14.4:1
6-7	12.4:1	17.8:1	14.1:1	23:1	13.3:1	14:1	12.9:1	13.9:1	14:1	13.9:1
8-9 Middle	N/A	N/A	N/A	N/A	14.8:1	14:1	12.8:1	12.4:1	12.7:1	13.5:1
10-12 High School	12.1:1	14.8:1	14.2:1	13.25:1	13.9:1	15:1	13.5:1	13.9:1	14.8:1	13.6:1
Van Meter										
K-6 Elementary	12.79:1	17.5:1	13.1:1	15:1	18.9:1	13.5:1	15:1	18.7:1	18:1	18:1
7-12 Middle/High School	12.3:1	12:1	11.5:1	11:1	13:1	12:1	14:1	15.5:1	15:1	17:1
Parochial										
St. Francis K-5	14.6:1	25:1	25:1	25:1	25:1	31:1	25:1	25:1	25:1	26:1
Sacred Heart K-8	20:1	19:1	18:1	26:1	21:1	21:1	21:1	21:1	see split below	
K (Elementary)									14:1	14:1
1-2 (Elementary)									28:1.5	28:1
3-8 (Elementary/Middle)									28:1	28:1
Dowling 9-12	15.1:1	15.1:1	18:1	14:1	14:1	14:1	14:1	14:1	15:1	17:1
Iowa Christian K-12	15:1	15:1	16.7:1	17.6:1	12:1	11:1	12:1	11:1	15:1	16:1

Source: West Des Moines School District, Waukee School District, Van Meter School District, St. Francis of Assisi, Sacred Heart, Dowling Catholic High School, and Iowa Christian Academy
updated 12/3/08 by je
Updated 12/22/09 by cag

Figure 2-15

Annual Average Commercial Building Value
1990 - Present

	Commercial			Tax-Exempt		
Year	**New Construction**	**Additions/ Remodels**	**Accessory Buildings**	**New Construction**	**Additions/ Remodels**	**Accessory Buildings**
1990	$986,214	$64,933	$0	$1,800	$23,238	$60,333
1991	$312,243	$62,330	$0	$3,650	$872,482	$43,736
1992	$1,332,638	$83,986,974	$20,000	$999,998	$375,052	$0
1993	$791,637	$56,458	$381,063	$717,523	$97,577	$23,000
1994	$978,746	$105,735	$0	$4,600	$41,444	$10,559
1995	$1,120,641	$80,635	$20,000	$0	$77,106	$0
1996	$1,808,924	$53,274	$0	$13,031,988	$383,259	$9,492
1997	$2,623,725	$131,533	$0	$0	$1,473,500	$121,858
1998	$1,160,253	$70,432	$0	$672,188	$1,000	$0
1999	$3,788,259	$118,318	$0	$1,287,784	$118,202	$15,000
2000	$817,813	$68,934	$15,000	$1,481,422	$66,672	$0
2001	$1,841,125	$235,897	$0	$1,216,348	$0	$0
2002	$220,912	$93,824	$0	$3,200,295	$108,254	$7,000
2003	$4,114,359	$147,954	$0	$3,245,038	$39,150	$4,600,000
2004	$6,555,125	$192,972	$122,894	$997,780	$75,500	$0
2005	$2,499,743	$147,373	$0	$284,800	$4,272,795	$0
2006	$1,880,989	$184,864	$0	$3,030,082	$1,839,842	$0
2007	$3,813,458	$178,014	$0	$11,333	$2,444	$0
2008	$10,960,651	$282,496	$0	$29,178,557	$1,041,339	$35,000
2009	$706,304	$98,870	$0	$0	$158,296	$0
2010	$6,086,113	$157,389	$0	$130,843	$1,310,829	$0
2011	$871,109	$190,404	$10,500	$463,963	$3,064,193	$0
2012	$3,965,212	$237,237	$30,510	$7,386,502	$6,287,558	$14,680
#Change 2011-2012	$3,094,103	$46,833	$20,010	$6,922,539	$3,223,365	$14,680
%Change 2011-2012	355%	25%	191%	1492%	105%	100%

Source: City of West Des Moines, Development Services Department
revised CEE 2/13

Figure 3-1

Public School Enrollment
Fiscal Years 2000 to Present

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	#Change 2010-11 / 2011-12	%Change 2010-11 / 2011-12
West Des Moines														
K-6 Elementary	4760	4811	4752	4602	4497	4535	4581	4757	4743	4746.5	4796.77	4864.46	67.69	1.41%
7-8 Middle	1314	1363	1413	1389	1303	1348	1379	1328	1322	1363.8	1381.38	1379.06	-2.32	-0.17%
9-12 High School	2657	2579	2633	2870	2701	2680	2708	2795	2777	2747.2	2815.18	2806.92	-8.26	-0.29%
TOTALS	**8731**	**8753**	**8798**	**8861**	**8501**	**8563**	**8668**	**8880**	**8842**	**8857.5**	**8993.33**	**9050.44**	**57.11**	**0.00635**
Waukee														
K-5 Elementary	1294	1565	1702	2044	2292	2664	2966	3150	3391	3412	3799	3745	-54	-1.42%
6-7 Middle	524	570	673	731	559*	626	695	816	879	962	1504	1621	117	7.78%
8-9	N/A	N/A	N/A	N/A	502*	561	600	637	695	829	457	434	-23	-5.03%
10-12 High School	595	664	732	819	678*	724	827	845	916	899	989	1145	156	15.77%
TOTALS	**2422**	**2799**	**3107**	**3594**	**4031**	**4,575**	**5088**	**5448**	**5881**	**6102**	**6749**	**6945**	**196**	**0.029041**
Van Meter														
K-6 Elementary	281	280	283	282	303	320	330	337	316	303			-13	-4.11%
7-12 Middle/High School	224	237	229	220	230	251	252	279	282	308			26	9.22%
TOTALS	**505**	**517**	**512**	**502**	**533**	**551**	**582**	**616**	**598**	**611**			**13**	**2.17%**

Source: West Des Moines School District, Waukee School District, and Van Meter School District
* Prior to 2004, the school configurations were K-5, 6-8, and 9-12
updated 12/2/08 by je
Updated 12/22/09 by cag

Figure 3-3

Parochial School Enrollment
Fiscal Years 2000 to Present

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	# Change 2008-09 / 2009-10	% Change 2008-09 / 2009-10
Sacred Heart														
K-8 Elementary	526	529	524	532	539	523	498	493	499	499	504	490	**0**	0.00%
St. Francis														
K-8 Elementary	190	267	355	425	510	585*	655*	676	682	682	689	690	**0**	0.00%
Dowling Christian High School														
9-12 High School	1198	1177	1165	1145	1131	1158	1178	1216	1228	1296			**68**	5.54%
Iowa Christian Academy														
K-6 Elementary	146	54	173	186	154	155	138	119	122	115			**-7**	-5.74%
7-8 Middle	35	16	52	40	39	43	47	35	34	41			**7**	20.59%
9-12 High School	64	22	76	79	69	83	84	78	86	69			**-17**	-19.77%
TOTALS	**245**	**92**	**301**	**305**	**262**	**281**	**269**	**232**	**242**	**225**			**-17**	-7.02%
Parochial School Totals	**2404**	**2065**	**2345**	**2712**	**2704**	**2547**	**2600**	**2617**	**2651**	**2702**			**51**	1.92%

Source: Dowling Catholic High School, Iowa Christian Academy Sacred Heart School, and St. Francis of Assisi
*Prior to 2005, the school configurations were K-2
updated 12/3/08 by je
Updated 12/22/09 by cag

Figure 3-4

Selected Comparison of Education
Percentage with Degrees for Persons 25 Years and Older in 2010

	High School +	**Bachelors+**	**Graduate or Professional**
U.S.	85	27.9	10.3
Iowa	89.9	24.5	7.5
Dallas	92.7	40.2	10.6
Polk	90.9	32.8	9.5
Warren	94.6	26.7	7.4
West Des Moines	95.2	49.5	14.3

Source: U.S. Census

Updated 12/31/14

Figure 3-5

Selected Comparison of Poverty in 2010
(Percentage in Poverty)

	Individuals	Under age 5	Under age 18	65 years and over	Female-headed household with children under 5
U.S.	13.8	22.3	19.2	9.5	45.8
Iowa	11.6	19.1	14.8	7.7	52.4
Dallas	6.7	9.5	8.1	6.1	50.8
Polk	10.3	18.8	14.5	6	45.8
Warren	7	13.6	9.4	4.4	36.7
West Des Moines	6.1	10	6	4.9	52

Source: U.S. Census

Updated 12/31/14

Figure 3-6

Selected Comparison of Income in 2010

	Median Household	Median Family	Per Capita
U.S.	$51,914	$62,982	$27,334
Iowa	$48,872	$61,804	$25,335
Dallas	$67,037	$84,018	$33,051
Polk	$56,094	$70,445	$29,246
Warren	$62,034	$74,042	$28,798
West Des Moines	$63,978	$84,809	$37,522

Source: U.S. Census

Updated 12/31/14

Figure 3-7

Labor Force Participation
by West Des Moines Residents (1960-2010)
(Population 16 years and over)

	1960		1970		1980		1990		2000		2010	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Labor Force	4,246	54.9	7,101	65.8	12,312	73.5	18,903	75	27,800	77.5	33,523	78
Female	1,210	28.5	2,634	37.1	5,602	45.5	9,223	49	13,787	49.5	15,622	46.6
Male	3,036	71.5	4,467	62.9	6,710	54.5	9,680	51	14,013	50.4	17,901	53.4
Not in Labor Force	3,488	45.1	3,687	34.2	4.436	26.5	6,151	25	8,076	22.5	9,859	22
Female	2,860	82	3,031	82.2	3,260	73.5	4,266	69	5,428	67.2	6,376	64.7
Male	628	18	656	17.8	1,176	26.5	1,885	31	2,648	32.8	3,483	35.3
Total Population (Persons 16 Years & Over)	7,734	100	10,788	100	16,748	100	25,054	100	35,876	100	43,382	100

Source: U.S. Census

Updated 12/31/14

Figure 3-8

Labor Force Characteristics
of West Des Moines Residents (1960 – 2010)
(Population 16 and over)

	1960		1970		1980		1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Employed	4,211	99.2	6,937	97.7	12,008	97.5	18,367	97.0	27,341	98.3	32,171	96.0
Unemployed	35	0.8	164	2.3	304	2.5	536	3.0	459	1.7	1,352	4.0
Total Labor Force	4,246	100.0	7,101	100.0	12,312	100.0	18,903	100.0	27,800	100.0	33,523	100.0

Source: U.S. Census

Updated 12/31/14

Figure 3-9

Selected Comparison of Class of Worker
Percentage of All Workers 2010

	Private Wage and Salary	Government Workers	Self-Employed
U.S	78.5	14.8	6.5
Iowa	78.6	13.8	7.3
Dallas	82.4	11.8	5.8
Polk	83.2	12	4.7
Warren	78.6	14.6	6.7
West Des Moines	85	10.2	4.7

Source: U.S. Census

Updated 12/31/14

Figure 3-10

Selected Comparison of Place of Work
Percentage of All Workers 2010

	Worked in MSA*	Inside County	Inside MSA* Central City	Other Places in MSA*
Iowa	N/A	76.1	N/A	N/A
Dallas	96.1	35.5	44.7	5.8
Polk	96.4	91.4	62.5	13.6
Warren	95.4	34.9	46	0.4
West Des Moines	97.7	75.7	71.7	26

Source: U.S. Census

*MSA - Metropolitan Statistical Area

Updated 12/31/14

Figure 3-11

Selected Comparison of the Percentage of 2010 Employment by Occupation and Place of Residence by percentage

	U.S.	Iowa	Des Moines	West Des Moines
Management, Business, Science, and Arts Occupations	35.3	33.1	29.6	46.1
Service Occupations	17.1	16.3	17.7	14.7
Sales and Office Occupations	25.4	24.5	29	29
Natural Resources, Construction, and Maintenance Occupations	9.8	9.6	9.4	4.2
Production, Transportation, and Material Moving Occupations	12.4	16.5	14.3	6

Source: U.S. Census

Updated 12/31/14

Figure 3-12

Selected Comparison of the Percentage of 2010 Employment by Class and Place of Residence by percentage

	U.S.	Iowa	Des Moines	West Des Moines
Agriculture, Forestry, Fishing, Hunting, and Mining	1.9	4.1	0.7	0.5
Construction	7.1	6.3	7.3	3.5
Manufacturing	11	15	9.2	5.6
Wholesale Trade	3.1	3.3	3.1	2.7
Retail Trade	11.5	11.5	11.3	10.8
Transportation, Warehousing, and Utilities	5.1	4.8	4.8	2.2
Information	2.4	2.2	3.1	3.3
Finance, Insurance, Real Estate, Rental, and Leasing	7	7.7	14.3	23.7
Professional, Scientific, Management, Administrative, and Waste Management Services	10.4	6.6	8.5	11
Educational, Health, and Social Services	22.1	23.5	18.9	19.7
Arts, Entertainment, Recreation, Accommodation, and Food Services	8.9	7.5	9.7	9.3
Other Services (except Public Administration)	4.9	4.3	4.8	4.3
Public Administration	4.8	3.2	4.3	3.4

Source: U.S. Census

Updated 12/31/14

Figure 4-1

City of West Des Moines
Property Tax Rates
FY 2002-2003 to current
(In Polk County/West Des Moines School District)

		2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Taxing Authority - Polk County		9.73	9.44	9.64	9.59	10.14	10.12	4.98	6.83
WDM Schools	**Operating**	9.90	9.90	10.24	13.33	11.32	13.66	13.39	13.42
	Debit Service	3.60	3.60	3.26	0.37	2.18	0.03	0.30	0.22
	Sub-total	13.50	13.50	13.50	13.70	13.50	13.69	13.69	13.64
WDM City	**Operating**	9.45	9.40	9.58	9.80	9.88	10.06	10.05	10.05
	Debit Service	2.15	2.20	25.15	2.15	2.07	1.99	2.00	2.00
	Sub-total	11.60	11.60	11.73	11.95	11.95	12.05	12.05	12.05
All other		0.58	0.89	0.95	1.04	0.98	1.07	0.30	0.34
Total		$37.31	$35.43	$35.82	$36.28	$36.57	$36.93	$31.02	$32.86
Agricultural Rollback		0.00%	0.00%	0.00%	0.00%	0.00%	90.10%	93.86%	66.33%
Residential Rollback		51.67%	51.39%	48.46%	45.99%	45.99%	44.08%	45.59%	46.91%
Commercial Rollback		97.77%	100.00%	99.26%	100.00%	99.15%	99.73%	100.00%	100.00%
Property Taxes on	**$50,000 Residence**	$963.90	$910.37	$867.92	$834.26	$840.93	$813.94	$707.08	$770.73
	$100,000 Residence	$1,927.81	$1,820.75	$1,735.84	$1,668.52	$1,681.85	$1,627.87	$1,414.17	$1,541.47
	$250,000 Residence	$4,819.52	$4,551.87	$4,339.59	$4,171.29	$4,204.64	$4,069.69	$3,535.42	$3,853.66
	$100,000 Commercial Property	$3,647.80	$3,543.00	$3,555.49	$3,628.00	$3,625.92	$3,683.03	$3,101.97	$3,286.05
	$250,000 Commercial Property	$4,819.52	$4,551.87	$4,339.59	$4,171.29	$4,204.64	$4,069.69	$3,535.42	$3,853.66

Source: Iowa Department of Management
updated 12/09 by kt

Figure 4-2

City of West Des Moines
Property Tax Rates
FY 2002-2003 to current
(In Dallas County/Waukee School District)

Taxing Authority - Dallas County		2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
		6.27	7.08	6.47	6.47	9.56	9.71	5.30	5.25
Waukee Schools	Operating	12.22	12.22	11.94	12.18	12.72	15.47	14.29	14.05
	Debit Service	5.43	5.43	5.72	5.71	5.13	2.33	3.47	3.76
	Sub-total	17.65	17.65	17.66	17.89	17.85	17.80	17.76	17.80
WDM City	Operating	9.45	9.40	9.58	9.80	9.88	10.06	10.05	10.05
	Debit Service	2.15	2.20	2.15	2.15	2.07	1.99	2.00	2.00
	Sub-total	11.60	11.60	11.73	11.95	11.95	12.05	12.05	12.05
All other		0.34	0.39	0.36	0.36	0.37	0.00	0.30	0.34
Total		$35.86	$36.72	$36.22	$36.67	$39.73	$39.56	$35.41	$35.44
Agricultural Rollback		0.00%	0.00%	0.00%	0.00%	0.00%	90.10%	93.86%	66.33%
Residential Rollback		51.67%	51.39%	48.46%	45.99%	45.99%	44.08%	45.59%	46.91%
Commercial Rollback		97.77%	100.00%	99.26%	100.00%	99.15%	99.73%	100.00%	100.00%
Property Taxes on	$50,000 Residence	$926.44	$943.52	$877.61	$843.23	$913.59	$871.90	$807.25	$831.26
	$100,000 Residence	$1,852.89	$1,887.04	$1,755.22	$1,686.45	$1,827.18	$1,743.80	$1,614.51	$1,662.51
	$250,000 Residence	$4,632.22	$4,717.60	$4,388.05	$4,216.13	$4,567.96	$4,359.51	$4,036.27	$4,156.28
	$100,000 Commercial Property	$3,506.03	$3,672.00	$3,595.20	$3,667.00	$3,939.23	$3,945.32	$3,541.36	$3,544.05
	$250,000 Commercial Property	$4,632.22	$4,717.60	$4,388.05	$4,216.13	$4,567.96	$4,359.51	$4,036.27	$4,156.28

Source: Iowa Department of Management
updated 12/09 by kt

Figure 4-3

City of West Des Moines
Property Tax Rates
FY 2002-2003 to present
(In Warren County/Norwalk School District)

Taxing Authority - Warren County		2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
		5.30	5.32	6.10	6.10	6.49	6.40	6.41	6.15
Norwalk Schools	Operating	12.22	16.79	17.24	17.40	17.22	16.84	16.84	16.75
	Debit Service	5.43	4.66	4.80	4.66	5.63	4.05	4.05	3.82
	Sub-total	17.65	21.45	22.09	22.06	22.85	20.89	20.89	20.57
WDM City	Operating	9.45	9.40	9.58	9.80	9.88	10.06	10.05	10.05
	Debit Service	2.15	2.20	2.15	2.15	2.07	1.99	2.00	2.00
	Sub-total	11.60	11.60	11.73	11.95	11.95	12.05	12.05	12.05
All other		0.34	0.33	0.39	0.39	0.39	0.00	0.30	0.34
Total		$34.89	$38.70	$40.31	$40.50	$41.68	$39.34	$37.86	$39.69
Agricultural Rollback		0.00%	0.00%	0.00%	0.00%	0.00%	90.10%	93.86%	66.33%
Residential Rollback		51.67%	51.39%	48.46%	45.99%	45.99%	44.08%	45.59%	46.91%
Commercial Rollback		97.77%	100.00%	99.26%	100.00%	99.15%	99.73%	100.00%	100.00%
Property Taxes on	$50,000 Residence	$901.38	$994.40	$976.71	$931.30	$958.43	$867.05	$863.02	$930.93
	$100,000 Residence	$1,802.77	$1,988.79	$1,953.42	$1,862.60	$1,916.86	$1,734.11	$1,726.04	$1,861.86
	$250,000 Residence	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64
	$100,000 Commercial Property	$3,411.20	$3,870.00	$4,001.17	$4,050.00	$4,132.57	$3,923.38	$3,786.00	$3,969.00
	$250,000 Commercial Property	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64

Source: Iowa Department of Management
updated 12/09 by kt

Figure 4-4

City of West Des Moines
Property Tax Rates
FY 2002-2003 to present
(In Dallas County/Van Meter School District)

Taxing Authority - Dallas County		2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
		5.30	5.32	6.10	6.10	6.49	6.40	6.41	6.15
Van Meter	**Operating**	12.22	16.79	17.24	17.40	17.22	16.84	14.27	14.53
	Debit Service	5.43	4.66	4.80	4.66	5.63	4.05	2.84	2.60
	Sub-total	17.65	21.45	22.09	22.06	22.85	20.89	17.11	17.13
West Des Moines	**Operating**	9.45	9.40	9.58	9.80	9.88	10.06	10.05	10.05
	Debit Service	2.15	2.20	2.15	2.15	2.07	1.99	2.00	2.00
	Sub-total	11.60	11.60	11.73	11.95	11.95	12.05	12.05	12.05
All other		0.34	0.33	0.39	0.39	0.39	0.00	0.30	0.34
Total		$34.89	$38.70	$40.31	$40.50	$41.68	$39.34	$37.86	$39.69
Agricultural Rollback		0.00%	0.00%	0.00%	0.00%	0.00%	90.10%	93.86%	66.33%
Residential Rollback		51.67%	51.39%	48.46%	45.99%	45.99%	44.08%	45.59%	46.91%
Commercial Rollback		97.77%	100.00%	99.26%	100.00%	99.15%	99.73%	100.00%	100.00%
Property Taxes on	**$50,000 Residence**	$901.38	$994.40	$976.71	$931.30	$958.43	$867.05	$863.02	$930.93
	$100,000 Residence	$1,802.77	$1,988.79	$1,953.42	$1,862.60	$1,916.86	$1,734.11	$1,726.04	$1,861.86
	$250,000 Residence	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64
	$100,000 Commercial Property	$3,411.20	$3,870.00	$4,001.17	$4,050.00	$4,132.57	$3,923.38	$3,786.00	$3,969.00
	$250,000 Commercial Property	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64

Source: Iowa Department of Management
updated 12/09 by kt

Figure 4-5

City of West Des Moines
Property Tax Rates
FY 2002-2003 to present
(In Madison County/Winterset School District)

Taxing Authority - Madison County		2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
		5.30	5.32	6.10	6.10	6.49	6.40	6.41	6.15
Winterset	Operating	12.22	16.79	17.24	17.40	17.22	16.84	13.13	15.42
	Debit Service	5.43	4.66	4.80	4.66	5.63	4.05	2.42	2.61
	Sub-total	17.65	21.45	22.09	22.06	22.85	20.89	15.55	18.03
West Des Moines	Operating	9.45	9.40	9.58	9.80	9.88	10.06	10.05	10.05
	Debit Service	2.15	2.20	2.15	2.15	2.07	1.99	2.00	2.00
	Sub-total	11.60	11.60	11.73	11.95	11.95	12.05	12.05	12.05
All other		0.34	0.33	0.39	0.39	0.39	0.00	0.30	0.34
Total		$34.89	$38.70	$40.31	$40.50	$41.68	$39.34	$37.86	$39.69
Agricultural Rollback		0.00%	0.00%	0.00%	0.00%	0.00%	90.10%	93.86%	66.33%
Residential Rollback		51.67%	51.39%	48.46%	45.99%	45.99%	44.08%	45.59%	46.91%
Commercial Rollback		97.77%	100.00%	99.26%	100.00%	99.15%	99.73%	100.00%	100.00%
Property Taxes on	$50,000 Residence	$901.38	$994.40	$976.71	$931.30	$958.43	$867.05	$863.02	$930.93
	$100,000 Residence	$1,802.77	$1,988.79	$1,953.42	$1,862.60	$1,916.86	$1,734.11	$1,726.04	$1,861.86
	$250,000 Residence	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64
	$100,000 Commercial Property	$3,411.20	$3,870.00	$4,001.17	$4,050.00	$4,132.57	$3,923.38	$3,786.00	$3,969.00
	$250,000 Commercial Property	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64

Source: Iowa Department of Management
updated 12/09 by kt

Figure 4-6

City of West Des Moines
Property Tax Rates
FY 2002-2003 to present
(In Madison County/Van Meter School District)

Taxing Authority - Madison County		2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
		5.30	5.32	6.10	6.10	6.49	6.40	6.41	6.15
Van Meter Schools	Operating	12.22	16.79	17.24	17.40	17.22	16.84	14.27	14.53
	Debit Service	5.43	4.66	4.80	4.66	5.63	4.05	2.84	2.60
	Sub-total	17.65	21.45	22.09	22.06	22.85	20.89	17.11	17.13
WDM City	Operating	9.45	9.40	9.58	9.80	9.88	10.06	10.05	10.05
	Debit Service	2.15	2.20	2.15	2.15	2.07	1.99	2.00	2.00
	Sub-total	11.60	11.60	11.73	11.95	11.95	12.05	12.05	12.05
All other		0.34	0.33	0.39	0.39	0.39	0.00	0.30	0.34
Total		$34.89	$38.70	$40.31	$40.50	$41.68	$39.34	$37.86	$39.69
Agricultural Rollback		0.00%	0.00%	0.00%	0.00%	0.00%	90.10%	93.86%	66.33%
Residential Rollback		51.67%	51.39%	48.46%	45.99%	45.99%	44.08%	45.59%	46.91%
Commercial Rollback		97.77%	100.00%	99.26%	100.00%	99.15%	99.73%	100.00%	100.00%
Property Taxes on	$50,000 Residence	$901.38	$994.40	$976.71	$931.30	$958.43	$867.05	$863.02	$930.93
	$100,000 Residence	$1,802.77	$1,988.79	$1,953.42	$1,862.60	$1,916.86	$1,734.11	$1,726.04	$1,861.86
	$250,000 Residence	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64
	$100,000 Commercial Property	$3,411.20	$3,870.00	$4,001.17	$4,050.00	$4,132.57	$3,923.38	$3,786.00	$3,969.00
	$250,000 Commercial Property	$4,506.92	$4,971.98	$4,883.56	$4,656.49	$4,792.16	$4,335.27	$4,315.09	$4,654.64

Source: Iowa Department of Management
updated 12/09 by kt

Figure 4-7

City Of West Des Moines

Taxable Property Valuations 2006 to Present

(As Of January 1)

	2006	2007	2008	2009	2010	2011	2012	2013	% Change 2006-current
Residential	1,389,329,624	1,463,690,975	1,581,850,322	1,670,504,496	1,768,375,619	1,854,810,921	1,967,217,121	2,061,017,499	48%
Ag Land/Bldgs.	2,739,700	2,901,354	3,022,699	3,581,287	4,189,284	4,429,958	5,507,772	5,387,334	97%
Commercial	2,116,816,860	2,264,672,844	2,305,483,170	2,322,735,420	2,342,490,690	2,270,871,680	2,258,123,310	2,222,020,607	5%
Industrial	33,634,840	35,554,950	35,316,170	34,585,370	33,656,870	33,656,870	34,949,970	33,989,547	1%
Utilities	56,426,227	57,702,084	58,089,785	57,342,361	61,211,413	61,500,241	61,512,282	60,274,185	7%
Gross Valuation	3,598,947,251	3,824,522,207	3,983,762,146	4,088,748,934	4,209,923,876	4,225,269,670	4,327,310,455	4,382,689,172	22%
Less Military	4,278,416	4,197,584	4,132,083	4,058,696	3,966,280	3,899,245	3,806,652	3,717,561	-13%
Net Valuation	3,594,668,835	3,820,324,623	3,979,630,063	4,084,690,238	4,205,957,596	4,221,370,425	4,323,503,803	4,378,971,611	22%
Incremental Value	517,187,118	462,944,940	424,575,692	360,625,798	413,950,068	456,186,570	394,337,882	360,487,473	-30%
% Change From Preceding Year In Net Valuation		6.28%	4.17%	2.64%	2.97%	0.37%	2.42%	1.28%	

Source: Iowa Department of Management
City Taxable & TIF by Class

Updated 1/2/15

Figure 4-8

City of West Des Moines
Actual Property Valuations – 2007 to Present
(as of January 1)

	2007	2008	2009	2010	2011	2012	2013	% Change 2007-current
Residential	$3,320,615,670	$ 3,469,776,180	$ 3,561,128,740	$ 3,643,888,910	$ 3,654,674,120	$ 3,724,619,470	$ 3,788,629,588	14%
Ag Land/Bldgs.	$ 3,220,100	$ 3,220,490	$ 5,404,090	$ 6,070,060	$ 8,053,210	$ 9,053,517	$ 12,474,648	287%
Commercial	$2,270,776,630	$ 2,305,483,170	$ 2,322,735,420	$ 2,342,490,690	$ 2,270,871,680	$ 2,258,123,310	$ 2,338,968,940	3%
Industrial	$ 35,554,950	$ 35,316,170	$ 34,585,370	$ 33,656,870	$ 33,656,870	$ 34,949,970	$ 35,778,470	1%
Utilities	$ 67,477,057	$ 75,671,083	$ 78,896,929	$ 81,854,877	$ 84,567,529	$ 87,061,956	$ 72,639,704	8%
Gross Valuation	$5,697,545,407	$ 5,990,467,093	$ 6,002,750,549	$ 6,107,961,407	$ 6,051,823,409	$ 6,113,808,223	$ 6,248,491,350	10%
Less Military	$ 4,197,584	$ 4,132,083	$ 4,058,696	$ 3,966,280	$ 3,899,245	$ 3,806,652	$ 3,717,561	-11%
Net Valuation	$5,693,347,823	$ 5,885,335,010	$ 5,998,691,853	$ 6,103,995,127	$ 6,047,924,164	$ 6,110,001,571	$ 6,244,773,789	10%
Incremental Value	$ 484,394,040	$ 444,502,202	$ 360,625,798	$ 413,950,068	$ 456,215,897	$ 394,337,882	$ 364,715,578	-25%
% Change from Preceding Year in Net Valuation		**3.37%**	**1.93%**	**1.76%**	**-0.92%**	**1.03%**	**2.21%**	

Source: Iowa Department of Management City 100% All Property by Class

Updated 1/2/15

Figure 4-9

City of West Des Moines* Retail Tax Use by Business Classification
Fiscal Year 2000 - Present

	FY 2000-01*		FY 2001-02*		FY 2002-03**		FY 2003-04**		FY 2004-05**		FY 2005-06**		FY 2006-07**		FY 2007-08**		FY 2008-09**		FY 2009-10**			
Class	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	# of Businesses	Computed Tax	Change in # of businesses from FY 2000-01 to 2009-10	% Change in number of businesses from FY 2000-01 to 2009-10
Utilities	104	$2,272,924	114	$3,220,559	118	$6,515,506	133	$2,980,461	150	$5,389,186	161	$4,989,637	173	$5,193,401	176	$3,994,722					-104	-100.0%
Bld. Mtl	68	$3,673,067	59	$3,744,990	59	$4,166,495	58	$4,052,814	52	$4,337,043	57	$4,426,211	47	$4,354,541	55	$3,908,358					-68	-100.0%
Gen. Mdse	80	$8,221,226	90	$7,474,358	91	$8,150,543	93	$8,137,500	130	$9,268,871	124	$11,014,309	135	$12,424,978	137	$13,292,168					-80	-100.0%
Food	89	$1,485,706	77	$1,727,227	78	$1,690,304	83	$1,719,468	83	$1,662,002	114	$2,682,157	137	$3,198,287	146	$3,413,530					-89	-100.0%
Motor Veh.	88	$807,797	86	$813,683	86	$757,701	83	$640,550	76	$635,893	83	$705,432	85	$689,839	93	$666,855					-88	-100.0%
Apparel	239	$3,379,436	234	$3,433,594	237	$3,580,897	234	$3,912,201	380	$5,803,692	443	$6,830,846	497	$7,526,694	505	$8,084,142					-239	-100.0%
Home Furn.	111	$654,963	124	$544,157	109	$722,578	116	$821,605	132	$1,854,206	126	$2,444,770	136	$2,627,187	158	$2,862,109					-111	-100.0%
Eat/Drink	480	$4,314,613	482	$4,480,843	498	$4,720,460	511	$4,851,503	566	$6,033,697	605	$6,647,916	706	$7,287,759	727	$7,569,502					-480	-100.0%
Specialty	1,275	$5,763,667	1,287	$5,727,742	1,192	$6,130,172	1,145	$6,118,763	1,229	$8,025,671	1,252	$9,000,712	1353	$9,409,625	1359	$9,671,947					-1,275	-100.0%
Services	1,657	$4,774,569	1,742	$6,582,157	1,648	$5,503,817	1,705	$5,867,500	1,787	$7,117,745	1,861	$8,977,319	2115	$9,952,597	2168	$10,920,874					-1,657	-100.0%
Wholesale	306	$3,238,939	267	$2,187,959	231	$2,042,033	196	$1,719,401	181	$1,404,433	178	$1,239,913	181	$1,125,286	189	$1,984,494					-306	-100.0%
Misc	540	$3,088,075	595	$4,108,906	575	$4,273,858	558	$4,850,936	541	$4,248,908	529	$3,858,568	563	$3,954,522	588	$3,521,280					-540	-100.0%
TOTAL	5,037	$41,674,982	5,157	$43,833,165	4,922	$48,254,364	4,915	$45,672,702	5,307	$55,781,347	5,533	$62,817,790	6128	$67,744,716	6301	$69,889,981					-5,037	-100.0%

Source: State of Iowa Department of Revenue and Finance, Information and Management Services Division
*Polk County Portion Only
**Polk County and Dallas County Portions Only
updated 12/01/08 by je

Figure 4-10

City Of West Des Moines
Taxable Sales
FY 1980 To Present

Year	Number Of Businesses	Annual % Change	Taxable Sales	Annual % Change
1979-80	606	------	$152,000,211	-------
1980-81	618	1.98%	$159,319,440	4.82%
1981-82	635	2.75%	$167,477,982	5.12%
1982-83	670	5.51%	$186,674,020	11.46%
1983-84	725	8.21%	$225,570,007	20.84%
1984-85	779	7.45%	$254,953,186	13.03%
1985-86	810	3.98%	$273,867,078	7.42%
1986-87	875	8.02%	$304,307,650	11.12%
1987-88	921	5.26%	$334,150,092	9.81%
1988-89	978	6.19%	$361,474,326	8.18%
1989-90	1,030	5.32%	$399,068,962	10.40%
1990-91	1,042	1.17%	$415,104,471	4.02%
1991-92	1,076	3.26%	$444,400,998	7.06%
1992-93	1,141	6.04%	$489,636,269	10.18%
1993-94	4,714	313.15%	$516,141,526	5.41%
1994-95	4,899	3.92%	$578,362,194	12.05%
1995-96	5,075	3.59%	$636,140,372	9.99%
1996-97	5,141	1.30%	$651,252,029	2.38%
1997-98	5,097	-0.86%	$704,030,575	8.10%
1998-99	5,024	-1.43%	$815,650,448	15.85%
1999-00	4,986	-0.76%	$858,590,928	5.26%
2000-01	5,037	1.02%	$833,287,955	-2.95%
2001-02	5,157	2.38%	$825,817,111	-0.90%
2002-03	4,922	-4.56%	$965,124,639	16.87%
2003-04	4,915	-0.14%	$914,197,369	-5.28%
2004-05	5,307	7.98%	$1,115,625,249	22.03%
2005-06	5,533	4.26%	$1,256,339,527	12.61%
2006-07	6,128	10.75%	$1,354,692,059	7.83%
2007-08	6,304	2.87%	$1,397,818,852	3.18%
2008-09	6,617	4.97%	$1,596,897,731	14.24%
2009-10	6,591	-0.39%	$1,483,724,771	-7.09%
2010-11	6,512	-1.20%	$1,541,230,798	3.88%
2011-12	6,647	2.07%	$1,700,406,372	10.33%
2012-13	6,704	0.86%	$1,636,714,660	-3.75%
2013-14	6,671	-0.49%	$1,647,831,070	0.68%

Source: State of Iowa Department of Revenue and Finance Information and Management Services Division

Updated: 1/9/15

Figure 4-11

TAXABLE SALES COMPARISION STATE OF IOWA & WEST DES MOINES

Fiscal Year 2013	**State of Iowa Taxable Sales**	**Per Capita Sales**	**West Des Moines Taxable Sales**	**Per Capita Sales**
Apparel Group	$1,011,028,497	$330.13	$214,450,101	$3,675.62
Building Material Group	$2,712,261,274	$885.62	$86,287,215	$1,478.94
Eating & Drinking Places Group	$3,732,684,551	$1,218.81	$187,122,729	$3,207.23
Food Dealers Group	$1,782,829,210	$582.14	$113,884,826	$1,951.95
General Merchandise Group	$5,475,235,096	$1,787.80	$307,847,667	$5,276.42
Home Furnishing & Appliances Group	$1,202,791,969	$392.74	$93,791,660	$1,607.56
Miscellaneous Group	$3,016,465,913	$984.95	$23,911,550	$409.84
Motor Vehicle Group	$2,124,415,866	$693.67	$3,147,190	$53.94
Services Group	$4,945,765,205	$1,614.92	$239,150,275	$4,098.97
Speciality Retail Stores Group	$2,909,349,941	$949.98	$223,666,295	$3,833.58
Utilities & Transportation	$3,335,511,859	$1,089.13	$1,357,668	$23.27
Wholesale Good Group	$2,552,248,205	$833.37	$35,684,309	$611.62
TOTAL*	$34,800,587,136	$11,363.26	$1,643,574,801	$28,170.42

Source: Department of Finance

*Total does not represent the sum of the above

Updated 1/2/15

Figure 4-12

TAXABLE SALES COMPARISION STATE OF IOWA & WEST DES MOINES

Fiscal Year 2012	**State of Iowa Taxable Sales**	**Per Capita Sales**	**West Des Moines Taxable Sales**	**Per Capita Sales**
Apparel Group	$972,815,060	$319.20	$203,456,100	$3,566.84
Building Material Group	$2,704,879,233	$887.53	$78,027,762	$1,367.92
Eating & Drinking Places Group	$3,635,252,146	$1,192.81	$197,140,567	$3,456.12
Food Dealers Group	$1,772,985,071	$581.76	$109,871,990	$1,926.19
General Merchandise Group	$5,530,952,109	$1,814.83	$294,149,880	$5,156.81
Home Furnishing & Appliances Group	$1,205,591,525	$395.58	$84,798,628	$1,486.63
Miscellaneous Group	$2,996,902,863	$983.35	$25,733,805	$451.15
Motor Vehicle Group	$2,108,204,770	$691.75	$3,251,658	$57.01
Services Group	$4,877,162,428	$1,600.30	$226,694,207	$3,974.23
Speciality Retail Stores Group	$2,759,728,639	$905.53	$198,770,414	$3,484.69
Utilities & Transportation	$4,566,391,370	$1,498.33	$1,522,973	$26.70
Wholesale Good Group	$2,568,014,128	$842.62	$51,530,073	$903.39
TOTAL*	$34,537,967,263	$11,332.67	$1,730,445,395	$30,336.87

Source: Department of Finance

*Total does not represent the sum of the above

Updated 1/2/15

Figure 4-13

Comparisons Of FY 2015 Taxable Property in Iowa's 10 Largest Cities

	Population 2010	**Property (Taxable)**
1. Des Moines	202,095	$6,531,043,284
2. Cedar Rapids	125,450	$5,867,857,446
3. **WEST DES MOINES**	**54,731**	**$4,013,096,804**
4. Davenport	98,325	$4,000,636,153
5. Iowa City	66,758	$3,114,066,554
6. Council Bluffs	61,340	$2,408,630,960
7. Ames	57,343	$2,353,356,218
8. Sioux City	82,106	$2,272,255,044
9. Dubuque	57,504	$2,250,099,910
10. Waterloo	67,893	$2,238,493,876

Source: Iowa Department of Management 2015 City Tax Rates By Control County

Updated 1/2/15

Figure 4-14

FY 2014 Taxable Sales of Iowa's 10 Largest Cities

1. Des Moines (Polk/Warren)	$3,439,860,062
2. Cedar Rapids (Linn)	$3,044,201,403
3. Davenport (Scott)	$2,024,019,978
4. **WEST DES MOINES (Polk/Dallas/Warren)**	**$1,647,831,070**
5. Sioux City (Woodbury)	$1,480,652,538
6. Waterloo (Blackhawk)	$1,117,415,085
7. Dubuque (Dubuque)	$1,066,021,128
8. Council Bluffs (Pottawattamie)	$1,041,361,655
9. Ames (Story)	$827,647,453
10. Iowa City (Johnson)	$811,039,164

Source: Iowa Retail Sales and Use Tax Report
Updated 1/2/15

Figure 4-15

FY 2015 Property Tax Rates of Iowa's 10 Largest Cities

1	Waterloo	17.95159
2	Council Bluffs	17.75000
3	Des Moines	16.92000
4	Davenport	16.78000
5	Iowa City	16.70520
6	Sioux City	16.36444
7	Cedar Rapids	15.21621
8	**WEST DES MOINES**	**12.05000**
9	Dubuque	11.02588
10	Ames	10.85538

Source: Iowa Department of Management
City Tax Rates FY 2015

Updated 1/2/15

Figure 4-16

Selected Comparison of Hotel/Motel Tax Collected*

(2005 - Present)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Change from 2013 to 2014
Ames	854,246	1,127,307	1,106,797	1,105,363	1,237,418	1,170,336	1,444,830	1,596,570	1,784,274	1,879,567	5.3%
Ankeny	497,497	550,091	632,991	641,495	811,586	811,978	917,728	990,422	1,091,147	1,124,485	3.1%
Cedar Falls	437,451	522,534	572,276	599,803	607,460	553,632	578,223	540,622	747,217	823,919	10.3%
Cedar Rapids	2,044,472	2,301,475	2,633,105	2,645,817	2,524,478	2,444,880	2,757,823	2,835,100	2,862,393	3,103,712	8.4%
Clinton	273,870	301,679	343,508	357,639	332,864	343,998	318,342	333,698	364,863	410,462	12.5%
Clive	1,021,944	854,927	949,960	980,553	828,836	769,420	832,398	910,952	974,268	1,010,697	3.7%
Council Bluffs	1,719,166	2,062,865	2,328,532	2,390,042	2,118,293	2,200,766	2,269,330	2,579,387	2,539,232	2,679,437	5.5%
Davenport	1,386,622	1,635,843	1,707,914	1,687,454	1,665,479	1,636,626	1,834,327	2,055,052	2,170,593	2,277,032	4.9%
Des Moines	3,186,870	3,626,743	4,083,586	4,200,778	3,654,986	3,700,761	3,889,790	4,366,762	4,758,396	5,105,780	7.3%
Dubuque	1,383,660	1,469,842	1,619,004	1,622,455	1,623,857	1,678,807	1,826,808	1,896,796	1,953,763	2,006,514	2.7%
Iowa City	601,911	635,633	723,929	733,862	655,784	698,262	776,501	810,539	871,706	967,049	10.9%
Sioux City	819,901	890,533	951,260	994,671	1,025,403	1,145,496	1,240,866	1,301,109	1,424,670	1,669,388	17.2%
Urbandale	1,004,888	1,058,485	1,174,047	1,207,269	990,264	1,140,671	1,277,103	1,418,700	1,577,150	1,606,923	1.9%
Waterloo	723,848	759,249	1,109,932	1,224,584	1,163,313	1,120,547	1,182,843	1,246,022	1,227,556	62,493	-94.9%
West Des Moines	1,631,443	1,864,224	2,369,596	2,444,823	2,495,874	2,494,847	2,903,788	3,071,320	3,287,208	3,457,345	5.2%

Source: State of Iowa, Department of Revenue and Finance, Information and Management Services Division

*The tax is imposed upon the gross receipts from the renting of sleeping rooms, apartments, or sleeping quarters in any hotel, motel, inn, public lodging house, rooming house, tourist court, or in any place where sleeping accommodations are furnished to transient guests. The rooms must be rented for less than 31 consecutive days and be located in the city or county which has authorized the tax.

Updated 1/2/15

Figure 5-1

Selected Comparison Of
Mean Travel Time To Work (In Minutes)

	1990	**2000**	**2010**
U.S.	22.4	25.5	25.2
Iowa	16.2	18.5	18.5
Dallas	20.6	22.0	20.8
Polk	17	18.2	18.6
Warren	24.2	25.8	24.2
West Des Moines	15.9	18.0	16.5

Source: U.S. Census

Updated 1/2/15

Figure 5-2

Selected Comparison of Mode of Transportation to Work
Percent of Workers 2010

	Alone	Carpooled	Public Transportation	Walked	Other Means
U.S.	76	10.4	4.9	2.8	1.7
Iowa	78.7	10.3	1.1	3.8	1.3
Dallas	83.6	9.4	0.2	0.9	1
Polk	81.5	10.4	1.8	1.9	0.9
Warren	78.7	11.1	0.3	2.9	0.6
West Des Moines	86.7	6.4	1.1	1.2	0.9

Source: U.S. Census

Updated 1/2/15