

1/15/2024 --- 2025 GUTHRIE COUNTY REAPPRAISAL PROJECT

The Guthrie County Assessor's office announced that door-to-door inspections of all residential and agricultural dwelling properties (excluding Lake Panorama) in Guthrie County began in July 2023. This project was approved by the Guthrie County Conference Board in February 2019. **Our listers have gone door to door in Guthrie Center, Stuart, Panora, Adair, Bayard, Bagley, Jamaica, Yale, Menlo & are finishing up in Casey. They will soon begin work in the rural areas of the county / townships, including Diamondhead Lake.**

The purpose of this Residential Reappraisal:

The Iowa Department of Revenue recommends having a complete reappraisal every 10 years. The last reappraisal for Guthrie County residential and agricultural dwelling properties was in 1999. Lake Panorama was completed in 2017. Periodic inspections and reappraisals are necessary to update information and adjust for market conditions which affect property values. Some properties physically deteriorate faster than others and many have had improvements made that we may be unaware of, such as interior remodeling. Also, properties in different areas of the county will differ in value due to economic factors. Please keep in mind that the purpose of a reappraisal is not to increase assessed value but to establish equitable assessments that represent the market value of each specific parcel and to acquire accurate information.

What to expect when data collectors are in your neighborhood:

The Guthrie County Conference Board contracted with Vanguard Appraisals, Inc. Cedar Rapids Iowa for this project. Data collectors from Vanguard Appraisals, Inc. will be conducting the door-to-door inspections in the county. For photos of the data collectors, please go to <https://guthriecounty.gov/government/county-assessor> Vehicle information has been given to local law enforcement and each data collector has an ID signed by the Assessor. Data collectors will take photos of the exterior of the house in each neighborhood. This will typically be done from the road or right-of-way. They will knock on the door to contact the occupants of the home. Then they will measure the exterior of the dwelling and any other buildings on the parcel the first time they visit the property. If there is no contact, a second attempt will be made then a door tag will be left if no one is home on the second attempt. Data collectors will ask to inspect the inside of the home if an adult occupant is at home.

For what purpose do data collectors need to see the inside of the home?

Property values are required by Iowa Code 441.21 to be at market value. To establish market value of a property, data collectors need to look at several items including the quality of construction and the condition of the home. A more accurate condition can be established by viewing the interior. There are times when the outside of the home may not match the condition inside. The type of finish in the kitchen and bathrooms, for example, help determine the quality of the construction. The amount and to what extent of basement finish also goes to market value. There are indicators inside the home that point to the condition of the foundation, which helps determine the overall condition of the home. These items cannot be determined by viewing just the exterior of the house.

Are property owners required to allow an interior inspection of the home?

No; however, property owners are encouraged to cooperate by allowing a complete inspection of their property and/or providing accurate information so that a fair and equitable assessment may be determined for each property. We understand this could cause privacy concerns for some. Before you decline aiding with this project, please know that new market values will be estimated for every home, regardless of owner participation. Refused assistance will not stop a new value from being estimated, only cause it to be less precise. If your property has tenants, please make them aware of this project and communicate with them the importance of cooperating with the data collectors.

Where to go for information or questions:

If you have any questions or concerns regarding the reappraisal project, please contact the Guthrie County Assessor's Office at 641-747-3319 or send an email to assessor@guthriecounty.gov . Additional information can be found on the Guthrie County Assessor's website: <https://guthriecounty.gov/government/county-assessor> We thank you for your cooperation as we continue through this reappraisal project. – Guthrie County Assessor's office