



200 North 5th Street, Ste 5
Guthrie Center, Iowa 50115

PH. 641-747-3319

Email: assessor@guthriecounty.gov
www.guthriecounty.gov

June 15, 2023

To: Guthrie County Residential and Agricultural Dwelling Property Owners
From: Guthrie County Assessor's Office
Re: 2025 Residential Reappraisal Project

The Guthrie County Assessor's office is announcing the reappraisal of all Residential and Ag Dwelling properties (excluding Lake Panorama) in Guthrie County beginning July 2023. Data Collectors will be starting in the Guthrie Center community first and will continue throughout the county to all cities, rural properties, and Diamondhead Lake. The county-wide reappraisal process will continue through the end of 2024. The Guthrie County Conference Board approved this reappraisal project in February 2019 and contracted with Vanguard Appraisal, Inc of Cedar Rapids, Iowa. The last door-to-door reappraisal of residential property in Guthrie County was done in 1999 (Lake Panorama was completed in 2017). **The Iowa Department of Revenue recommends having a complete revaluation every 10 years.**

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.

Beginning July 2023 and continuing through to the end of 2024, data collectors from Vanguard Appraisals, Inc will begin the process of visiting each property in Guthrie County to collect both exterior and interior information. Each Vanguard employee has undergone a full background check and will have a photo ID signed by the Guthrie County Assessor identifying them as such. All law enforcement agencies will be aware of Vanguard employees' names, auto license numbers, and activities within Guthrie County. Data collectors' names and photos can be found in the Assessor's section of Guthrie County's website <https://guthriecounty.gov/government/county-assessor>

When visiting your property, inspectors will review/collect exterior information such as measurements, type of construction, age of structure(s) and physical condition as well as interior condition and type/amount of finish. A complete sales analysis, a study of local construction costs, and economic conditions will also be used as factors to determine a fair market value for each property. **No estimate of value will be given at the time of inspection.** Completion of this project is expected to be the end of 2024. Notices of estimated market value will be mailed after January 1, 2025 along with options for appeal should you feel that the value is either not equitable or more than the market value. **New assessed values will be effective January 1, 2025 for taxes payable Fall 2026 / Spring 2027.**

With the volume of properties, it is not feasible to know when we will be at a specific property. If an owner is not present, an external review will be done and a door hanger will be left after the second attempt letting you know how you can assist with listing the interior of your property. Property owners are encouraged to cooperate with data collectors by either answering questions they may have or allowing an interior inspection of the property. This will help to arrive at a fair, equitable, and correct assessment of your 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. Additionally, accurate, up to date information minimizes the chances an appeal will be needed after new assessed values are established. If your property has tenants, please make them aware of this project and communicate with them the importance of cooperating with the data collectors.

If you have any questions or concerns regarding the reappraisal project, please contact the Guthrie County Assessor's Office at the number or email address shown above or visit the Assessor page on the Guthrie County website to find additional information about the Assessor's Office and the assessment process: <https://guthriecounty.gov/government/county-assessor>

We thank you for your cooperation as we begin this reappraisal project.

Sincerely,

Guthrie County Assessor's Office