

ASSESSMENT NOTICES TO BE MAILED

The Union County Assessor's office plans to mail the 2024 Residential and Ag Dwelling property assessment notices to property owners on February 26, 2024.

The notices are intended to inform the property owners of the estimated market value of their property. The values should not be confused with taxable value or the tax bill.

Vanguard Appraisals, Inc. of Cedar Rapids was awarded the contract to reappraise all Residential and Ag Dwelling property in the county in March 2020. Company representatives have measured and attempted to inspect all property over the last two years. A sales analysis and a review of the information collected were conducted before the values were finalized.

Property owners will have an opportunity to meet with a representative of Vanguard Appraisals, Inc. the week of March 11, 2024. These meetings are an opportunity for the property owner to submit any information which may affect the estimate of market value of their property. Property owners who wish to meet with a representative of Vanguard must request an appointment by March 6, 2024 by calling the county assessor's office at 641-782-1735.

The last complete reappraisal of these properties was completed in the 1980's. The current reappraisal was conducted to equalize assessed values since not all properties have decreased or increased at the same rate since then. Company representative will not adjust the assessed values if the property owner objects to the new values based solely on the fact that there was an increase in assessed value. Property owners who disagree with the new values should be prepared to state their estimate of market value and present evidence to support that estimate.

New notices will be mailed ONLY if values change prior to April 1.

Property owners can do an informal assessment review with the Assessor starting March 18, 2024 to April 25, 2024. However, informal reviews done after April 1, 2024 can only be done by requesting a form where any changes are agreed upon with a signed written agreement between April 2nd and April 25th. Property owners who wish to do an informal assessment review with the Assessor should be prepared to state their estimate of market value and present evidence to support that estimate.

Property owners will also have an opportunity to protest the new assessed values to the Board of Review. A written protest must be submitted between April 2nd and April 30th for the Board of Review to consider any adjustment.