

Doesn't the Assessor raise my value according to the amount of taxes needed?

No, the assessor raises or lowers the values of property according to the market value of real estate or in the case of agricultural land, according to productivity and CSR.

Assessments are set January 1st of each year, while the tax levies on these assessments are not set until July of the following year. (Example, the assessment notices from April 2007 were for the January 1, 2007 assessment. Tax levies for these values will be set in June of 2008 based on what the different taxing authorities budget in March and April 2008 for the next fiscal year of July 2008 - June 2009.)

The taxing authorities you pay property taxes to are listed at the bottom of your tax statement each year, along with their budget information and a breakdown of how much you are paying to each separate taxing body.

I disagree with my value. What can I do?

I would first recommend either looking on our web site, or contacting our office, to see if we have everything listed correctly for your property. We will gladly provide a printout on your dwelling and/or buildings and explain how your value was determined.

If you still disagree with your value, you may file a petition with the Marion County Board of Review. Petitions are available in the Assessor's Office or on line at the County's web site, or the Iowa Department of Revenue web site. Petitions must be filed within the time frame provided by the Code of Iowa. This is currently April 16th to May 5th of any given year. The petitions are filed in the Assessor's Office.

The Board of Review will meet during the month of May. You may decide to have an oral hearing before the Board, or only decide to file your petition and submit any information you think is relevant to your petition. The Board will notify you by mail of their decision.

If you disagree with their decision, you may appeal within 20 days of the Board's adjournment, or May 31st, whichever is later. This date is usually May 31st. You may appeal to either the Property Assessment Appeal Board, or to Marion County District Court.

I paid xxxxx dollars for my house. Why isn't it assessed for that?

With the exception of agricultural land, real estate is assessed at current market value. The current market value for assessments are established every odd

numbered year and based on actual sales from the previous year. The Assessor's Office looks at all arms length sales in the County, in a particular town, and of a certain building style to determine assessment for a number of properties at once.

An individual property may sell higher or lower than the assessed value for a number of reasons. There may have been a change in the property since our office last inspected the property. The change could have been something that would raise or lower the value. These changes could include such things as a new garage or addition, a deck, new siding or windows, a garage or deck removed, or the overall condition of the dwelling has depreciated beyond what it would normally. Sometimes, one may be willing to pay more for a specific feature in a particular property, or the seller may be willing to sell it for less to reduce their worries and maintenance costs. There are also characteristics of a property which may affect the market value, but are not assessed, such as landscaping or personal property included in sale.

The assessed value of my house should be less than what I would sell it for?

Assessed values are to be at 100% fair market value. Your assessment should be near what you could expect to sell it for. As stated above, there could be a number of factors that would affect your sale price compared to your assessed value.

Why did my assessed value change from my odd numbered year assessment notice (2007) to what is listed on the web site for 2007 valuation or on my tax receipt payable for September 2008 and March 2009?

This was due to Equalization orders from the Iowa Department of Revenue (IDOR). The order was for a 6% increase to all residential property, including dwellings on agricultural property. This means that the Assessor's valuation in April of 2007 was 6% too low, according to the IDOR analysis. There is a possibility of equalization orders every odd numbered year.

Odd numbered years are reassessment years, and possibly state equalization years, as established by the Code of Iowa. This means that the Assessor's office reviews all sales of property and compares the sale price with the assessed value at the time of the sale. This sales analysis is done at the start of the year. Notices of the new assessment are mailed to property owners by April 15th.

Board of Review considers any petitions filed during the month of May. After the Board of Review is finished, the Assessor then compiles, and submits to the Iowa Department of Revenue, an abstract of assessment and reconciliation report. This abstract report shows the valuation for the County by classification and location. The reconciliation report shows the reason for overall changes in valuation from the previous year. These include revaluation, new construction, building removal, change in classification, or annexation.

After receiving the valuation abstract and reconciliation report, the Department of Revenue performs their own sales analysis, determines the valuation for the year by adjusting the previous year's valuation report, and then compares their results to the current year's valuation report received from the County. If the total value for each class is within + or - 5%, no equalization orders would be determined to be needed. If the percentage is over or under 5% for a particular class of property, even if it's 5.1%, the Department of Revenue would issue an equalization order of 5%, or more, to the County for that class.