

Commercial Reappraisal Project Press Release 5/20/2024

Cerro Gordo County Assessor Dana Shipley is announcing the reappraisal of Commercial, Residential 3+, and Industrial property in the County will begin approximately May 20, 2024.

The County Conference Board approved this project in 2020 and authorized the Assessor to contract with Vanguard Appraisal, Inc. of Cedar Rapids, Iowa for assistance with this project. The Iowa Department of Revenue recommends a complete reappraisal by property classification be completed a minimum of every 10 years. The last reappraisal project of these property types was completed for 2016 in Cerro Gordo County.

Beginning in late May 2024, and continuing through December 2025, data collectors from Vanguard Appraisals, Inc. will begin the process of visiting each property included in this project around the County to collect both exterior and interior information. Each Vanguard employee has had a full background check and will have a photo ID issued by the County Assessor identifying them as such. Names, photographs, and vehicle information for Vanguard staff working on this project can be found on this page.

Data collectors will show up without a pre-scheduled appointment due to the volume of properties that need to be visited. Property owners are asked to cooperate by allowing a complete inspection of their property, and to provide accurate information so that a fair and equitable assessment may be determined for each property. When visiting the property, inspectors will verify/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.

Refused assistance will not stop a new value from being estimated, but only cause it to be less precise. Additionally, accurate, up to date information minimizes the chances an appeal would be needed after new assessed values are established. No estimate of value will be given at the time of the inspection.

Periodic inspections and reappraisals are necessary to update information and adjust for market conditions affecting property values. Some properties physically deteriorate faster than others while many others have had updates and improvements. Also, property values in different areas of the county will differ due to economic factors. Please keep in mind that the purpose of a reappraisal is not to increase assessed values but to establish equitable assessments that represent the market value of each specific parcel as of a specified date.

A complete sales analysis, a study of local construction costs and economic conditions will also be used to arrive at a new value. Completion of this project is expected to be early 2026 and notices of updated market value will be sent in the Spring of 2026 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 1-1-2026.**

If any property owner has questions regarding the reappraisal project, they are urged to contact the Cerro Gordo County Assessor's Office at 641-421-3065 or email countyassessor@cgcounty.org.