

SCOTT COUNTY

2023 ASSESSMENT VALUE CHANGES

2023 ASSESSMENT TOTALS BY PROPERTY CLASS

Clss	Prcl Cnt	Pri Val	Curr Val	Grwth / Dcln	Avg Chg Pct
AL	5,909	\$287,541,920	\$389,378,300	\$98,486,680	35.4
AD	879	\$205,489,190	\$238,581,500	\$29,613,510	16.1
R	28,822	\$6,875,730,702	\$8,274,115,200	\$1,377,872,098	20.3
R3+	268	\$299,430,380	\$358,377,100	\$58,946,720	19.7
C	1,727	\$990,885,380	\$1,251,466,300	\$221,645,120	26.3
I	114	\$153,403,500	\$197,559,700	\$40,695,600	28.8

* Growth value totals include new construction & remodeling, etc

Valuations for most properties saw heavy increases for 2023 assessments. This has occurred throughout the State of Iowa and nationally.

This year in Scott County, there have been significant increases in property assessed values. There are multiple reasons for this, but **the main reason is due to the local real estate market**, which has rapidly increased since just 2 years ago.

LOCAL REAL ESTATE MARKET –

It is imperative to understand that the County Assessor has absolutely nothing to do with the local real estate market and what sellers ask, and ultimately what buyers pay, for real estate. The County Assessor doesn't drive the local real estate market, the county assessor follows it, using sales as a primary guide.

SALES RATIOS –

The assessor is mandated by law to use the local real estate sales transactions to adjust all property in the county so that assessed property values reflect what the market is doing. This is accomplished by taking the ratio of sales prices compared to assessed values, and then using the median ratio as a gauge to adjust assessed values. If the assessor does not do this locally, or doesn't adjust values enough, the Iowa Department of Revenue will step in and do this for the assessor.

EFFECTS ON PROPERTY TAXES –

Property owners usually ask, “**Are my taxes going to go up the same percentage as my assessment changed?**” The simple answer is, **NO, they are not.** Assessment changes and taxation changes are not a 1:1 ratio. There are multiple factors involved in the calculations to get from the assessed value to the property taxes. Each of these factors plays a roll in a property’s tax bill. Note, the County Assessor’s Office sets the classification and valuation of all county property. After that, the County Assessor’s Office has absolutely nothing to do with property taxes.

ROLLBACKS –

Iowa Code only allows the statewide taxable valuation growth to increase by 3% each year. In order to do that, an assessment taxation limitation factor, called a rollback, is applied to all assessments for each classification. So, although ‘assessed’ values have increased significantly, when ‘taxable’ values are calculated (and tax bills will be sent out 18 months from now) a new rollback will be applied limiting the increase in property taxes. However, individual property taxes can increase higher [or lower] than the state mandated limitation based on individual property changes, such as new construction or remodeling etc, but overall state-wide taxation growth is limited.

OTHER FACTORS AFFECTING 2023 SCOTT COUNTY ASSESSMENTS -

IMPLEMENTED NEW REAL ESTATE APPRAISAL MANUAL -

Another big factor in 2023 Scott County assessment changes is that the newest version of the Iowa Department of Revenue’s Real Estate Appraisal Manual was implemented this year. Iowa assessors are mandated by law to use this manual. This 2020 version has an average of +30% cost/product increases from the last manual that was issued to assessors back in 2008.

UPDATED AG LAND DATA –

Ag land was adjusted by the state using calculations based on the previous 5 years of ag data – years 2018 to 2022. This means ag data from 6 and 7 years ago was no longer used in the formulas – years 2017 & 2016.

UPDATED AG FACTOR –

Ag outbuildings were also adjusted based on the new real estate appraisal manual data, an average +30% increase, but also a new state issued ag adjustment factor was applied adding an additional average of +4%.

COUNTY-WIDE LAND REVALUATION PROJECT –

Scott County Assessor's Office undertook and implemented a large land revaluation project. Using recent aerial photography, staff updated land information, acres, land rates, pricing, methodology, etc on each parcel. Some of the largest land value increases were seen in rural residential properties. Again, it is important to note these increases were based on recent [rural] land sales and should reflect current market value.

COUNTY-WIDE AVERAGE VALUE INCREASES -

Residential –

The local market is following other larger Iowa county markets, and also the national market trends. Reports from assessors across the state are averaging +20% increases.

Residential 3+ -

Multi-Family [aka: apartments, etc] are also following the residential market.

Commercial –

Commercial [business] real estate is also following very similar trend to residential real estate.

ASSESSMENTS BY CLASSIFICATION -

Ag Land –

The value of agricultural land is determined by the Iowa Department of Revenue, not by the County Assessor. Every two years, the assessed value for agricultural land is determined by a five-year productivity net income analysis conducted by the Iowa Department of Revenue (using the five previous crop years). Values are further adjusted on individual parcels by CSRs (Corn Suitability Rating) and soil types found on each parcel which are based on the State of Iowa Soil Survey.

Ag Outbuildings –

The assessed value outbuildings located on ag property [barns, machine sheds, bins, silos, etc] is initially calculated by the assessor, but then an ag factor percentage determined by the Iowa Department of Revenue is applied which greatly reduces the value. This factor is also adjusted and reapplied every two years.

Ag Dwellings –

The value of dwellings located on ag property are assessed at residential market value.

Residential –

The value of residential property is mandated by law to be at 100% of market value – what a willing buyer would pay a willing seller to purchase it.

Residential 3+ [formerly Multi-Res] –

The value of apartment buildings and other multi-family living property is mandated by law to be at 100% of market value – what a willing buyer would pay a willing seller to purchase it. Note, as of 2022 R3+ property is now taxed the same as residential real estate.

Commercial –

The value of commercial property is mandated by law to be at 100% of market value – what a willing buyer would pay a willing seller to purchase it.

Industrial –

The value of industrial [manufacturing] property generally follows/aligns with similar types of commercial real estate.

WHAT IF I DISAGREE WITH MY NEW PROPERTY ASSESSMENT?

If you disagree with the County Assessor's estimate of your property's value please consider these questions before proceeding:

- What is the actual fair market value of my property?
- What would I sell for if I listed it today?
- How does this value compare to similar properties in the neighborhood?

The County Assessor's goal is to be within 5% +/- of current fair market value. If you are certain the assessment does not reflect a tolerance of 5% of current fair market value, you may want to appeal your assessment.

The following links can be found on the Scott County Assessor's website at:

www.scottcountyiowa.gov/assessor – Protesting An Assessment [left-side menu].

Assessment Appeal actions may include:

Informal and free:

1. [Do a self review of your assessment \(assessor's website\)](#)
2. [Contact the Assessor's Office \(M-F 8:30am – 4pm\)](#)

If steps 1 and 2 don't resolve your concern:

3. [Request an informal assessment review \(April 2 - April 25\)](#)
4. [File a protest with the Board of Review \(April 2 - April 30\)](#)