

ASSESSMENT NOTICES TO BE MAILED

The Webster County Assessor's office plans to mail the 2021 property assessment notices to property owners on or before April 1st, 2021.

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 Commercial & Industrial Classes of property in the county in February, 2016. 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. beginning April 19th. 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 prior to April 16th by calling the county assessor's office at 515-576-4721.

The last complete reappraisal of these properties was completed for the January 1, 2000 assessment date. The current reappraisal was conducted to equalize assessed values since not all properties have decreased or increased at the same rate since 2000. 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.

Other classes of property can meet with the assessor between April 2nd and April 25th to discuss their values.

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.