

ASSESSMENT NOTICES TO BE MAILED

The Delaware County Assessor's office plans to mail the 2010 property assessment notices to property owners on February 26, 2010.

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 property in the county on May 7, 2007 and awarded the contract to reappraise all commercial and industrial property in the county on January 20, 2009. 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 was conducted before the values were finalized.

Property owners will have an opportunity to meet with a representative of Vanguard Appraisals, Inc. beginning March 15, 2010. 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 March 8, 2010 by calling the county assessor's office at 563-927-2526.

Property owners can view their property record card online at www.delaware.iowaassessors.com beginning February 26, 2010 by entering either their property address or their parcel number.

The last complete reappraisal of these residential properties was completed for January 1, 1982 assessment date, the reappraisal of industrial properties was completed for January 1, 2000 assessment date and the reappraisal of commercial properties was completed for January 1, 2004 assessment date. The current reappraisal was conducted to equalize assessed values since not all properties have decreased or increased at the same rate since 1982, 2000 and 2004. Company representatives 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.

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 16 and May 5 for the Board of Review to consider any adjustment.

New notices will be mailed if values change prior to April 15, 2010.