



March 1, 2024

2027 APPRAISAL PROJECT IN AMES CONTINUES...

The Ames City Assessor's Office desires to keep the public informed and is always determining current, accurate, fair, and equitable property values. Revaluation projects, which include full property inspections, assist the Assessor's office with determining the current condition and quality of properties and buildings which determines fair and equitable assessed values for all properties.

The project began in June 2022, when our office converted our data to new software and implemented the Iowa Real Property Appraisal manual as the basis for the 2023 assessed values. The next phase will include updated land valuations for the 2025 assessment year. The final phase, beginning March 2024, and scheduled for completion for the 2027 assessment year, involves an on-site door-to-door review. In some cases, it has been 10+ years since some properties have been visually inspected. To ensure that all property data is up to date, and to verify current conditions, physical attributes, and quality of the property, appraisers will be re-measuring the exterior of all structures including dwellings, decks, patios, sheds, and garages along with taking new photos of the residences. They will also conduct a very brief interior inspection of residences, when permitted. An interior inspection is the best way to verify current condition and ensure an accurate assessment of a property.

The Assessor's office would appreciate your understanding and cooperation during this project. We will be conducting inspections over the next 3 years for every residential property within the Ames city limits. When you receive this letter, you should expect a visit from our office within the next couple of weeks. Appraisers may be working evenings and Saturdays when possible. If you are not home on our first visit, we will return a second time, or you may receive a door tag to call in to set up an appointment.

The Assessor's office currently has an appraisal staff of six people that may be working individually or as a team. For your protection, each staff member has a City of Ames photo ID. For appraisal staff photo, more information on the project, and where appraisers are currently working, please check the City of Ames Assessor's website at www.cityofames.org/assessor. If you see any of these employees photographing or measuring your property, be assured it is for the purpose of providing fair and equitable assessments for all properties in Ames.

Throughout this project, updates will be provided weekly on the website including a map of the areas we are currently reviewing. We will begin with single family homes, duplexes and conversion homes. Commercial buildings, apartment buildings, condo complexes, and other multi-family housing will be a separate project. Also, during this project, our office will continue to review properties due to permits and reassessments.

Rental property - For those properties that are rentals, please contact your tenants so they know we will be reviewing properties and whether you are allowing permission for us to enter and conduct an interior inspection of the property.

Why would I want to provide this information to the Assessor? The assessed value is an estimate of your property's market value. The goal of our office is to have your property valued at a fair and reasonable market value. A complete inspection of both the interior and exterior of all buildings and structures will result in the most accurate data, which results in more accurate property values and equitable taxes for everyone.

Why do I care if my property is correctly listed and assessed? There are many reasons why you would want your property correctly listed and the assessed value to be at current market value. These could include personal reasons such as when you sell/buy a home, if there is a disaster which damages your home, income taxes, or for estate and financial planning. Industry professionals including insurance agents, claim adjusters, private appraisers, realtors, FEMA, banks and lending institutions, financial planners/advisors and court proceedings for estates, divorces, bankruptcy and tax appeals all utilize our information as an indicator of a property's value. The City of Ames also uses this information when writing grants for additional funding and planning for a variety of future projects and developments.

Will this increase my value if I supply this information? The information provided to our office may increase your valuation. It may also decrease it depending on what we currently have listed and what the real estate market is showing. Some of the items are for informational purposes only, such as room count and finish descriptions.

Please feel free to come to the Assessor's office in City Hall, call 515-239-5370, or email cityassessorinfo@cityofames.org. We welcome all questions and concerns you may have.

Sincerely,

Shari Plagge, ICA RES AAS
Ames City Assessor