

2017 SCOTT COUNTY PROPERTY RE-ASSESSMENTS

As of March 31st, 2017, the Scott County Assessor's Office has completed the odd-year revaluation for all classifications of all properties in the county and all property owners have been notified of their new 2017 assessments by mail. The new 2017 assessments will be reflected on September 2018 property tax bills.

In Iowa, the purpose of reassessments every odd year (ie: property value changes) is to ensure that assessment values reflect current market trends. For each classification of property, residential, commercial, multi-residential and industrial, 2016 sales data was analyzed and adjustments were made to reflect the market. For agricultural classified properties new CSR2 values and a new ag factor were applied per Iowa law.

Further than just looking at overall county-wide sales data, data analysis was broken down further by each city in the county, and even further by market areas (ie: neighborhoods) in each of the larger cities. To reflect current fair market value some properties warranted a large increase, some properties a bit less, and some property values stayed the same or actually decreased in value, depending on what market sales data indicated in 2016. Value adjustments are dependent on the particular location of a property, the current condition, desirability, and market values of comparable properties in that area, among many other factors that are considered.

Per Iowa law, assessed values should be at 100% of market value, meaning the new assessment should reflect what a property owner would reasonably expect a potential buyer to pay for the property if were currently listed for sale. Some property owners will agree with the new assessments and others may not.

Property owners with questions or concerns about their new assessment should first verify the accuracy of their property's data found on the Scott County Assessor's website at www.scottcountyiowa.com/assessor. Scott County property owners can also use the site to compare their property to other similar properties using the built-in comparable search tool (found at the top of the web page while viewing your property data online).

After reviewing the new property data online and reviewing potential comparable properties, property owners with further questions should contact the Scott County Assessor's Office at 563-326-8635. Appraisal staff will answer questions, verify property data accuracy, and explain the reason(s) for the new assessment.

Informal Assessment Review – April 2nd to April 25th, per Iowa law, property owners still aggrieved may request to meet informally with appraisal staff and will have the opportunity to provide any documentation or other proof that an assessment adjustment might be warranted. During these dates, if an adjustment is found to be warranted, appraisal staff can make the adjustment with little inconvenience to the property owner. If a property visit is required, such as to verify incorrect property data, inspections will also be scheduled between these dates. Due to manpower and resource limitations, it is advised to contact the Assessor's Office sooner in April rather than later. Please see Protests on the Assessor's website for more information on this process.

Board of Review – April 2nd to April 30th, per Iowa law, whether attempting the Informal Assessment Review process or not, all property owners have the legal opportunity to

protest their 2017 assessments more formally to the local Board of Review. Hearing dates are generally in May. Please bring 3 copies of any pertinent information to your hearing. Please see Protests on the Assessor's website for more information on this process.

If you have any questions regarding assessments please contact the Scott County Assessor's Office at 563-326-8635.

2017 Overall County-Wide Assessment Changes by Classification:

CLSS	PRCL CNT	PRI TTL	CURR TTL	VALUE CHG \$	VALUE CHG PCT
Ag	6,891	\$617,754,530	\$639,151,070	\$21,396,540	3.46%
Com	1,662	\$801,231,018	\$824,562,070	\$23,331,052	2.91%
Exmpt	1,151	\$346,813,970	\$350,526,870	\$3,712,900	1.07%
Indus	113	\$135,900,150	\$143,540,480	\$7,640,330	5.62%
Multi-Res	239	\$121,534,840	\$124,116,840	\$2,582,000	2.12%
Res	27,075	\$5,122,910,350	\$5,617,588,260	\$494,677,910	9.66%
TOTALS:	37,131	\$7,146,144,858	\$7,699,485,590	\$553,340,732	7.74%

2017 Assessment Changes by Classification and by Type / City

CLSS	PDF NAME	PRCL CNT	PRI TTL	CURR TTL	VALUE CHG \$	VALUE CHG PCT
AD	A - Agricultural	2	\$0	\$307,430	\$307,430	
AD	A - Rural Ag Dwellings	903	\$195,054,750	\$205,918,680	\$10,863,930	5.57%
AD	R - Urban Ag Dwellings --R	102	\$19,937,160	\$21,542,870	\$1,605,710	8.05%
AL	A - Ag Improvements	53	\$2,834,230	\$3,207,420	\$373,190	13.17%
AL	A - Agricultural	5,831	\$399,928,390	\$408,174,670	\$8,246,280	2.06%
CLASS TOTALS:		6,891	\$617,754,530	\$639,151,070	\$21,396,540	3.46%

C	C - Billboards	45	\$1,613,590	\$1,658,800	\$45,210	2.80%
C	C - Cable TV	23	\$6,128,870	\$6,047,040	-\$81,830	-1.34%
C	C - Rural Commercial	214	\$49,818,980	\$50,534,810	\$715,830	1.44%
C	C - Urban Commercial	1,313	\$729,814,295	\$752,256,210	\$22,441,915	3.08%
C	C/I - Dual Class	67	\$13,855,283	\$14,065,210	\$209,927	1.52%
CLASS TOTALS:		1,662	\$801,231,018	\$824,562,070	\$23,331,052	2.91%

E	E - Exempt	1,151	\$346,813,970	\$350,526,870	\$3,712,900	1.07%
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I	C/I - Dual Class	1	\$389,140	\$403,100	\$13,960	3.59%
I	I - Rural Industrial	10	\$1,656,320	\$1,772,230	\$115,910	7.00%
I	I - Urban Industrial	102	\$133,854,690	\$141,365,150	\$7,510,460	5.61%
CLASS TOTALS:		113	\$135,900,150	\$143,540,480	\$7,640,330	5.62%

M	M - Multi-Residential	239	\$121,534,840	\$124,116,840	\$2,582,000	2.12%
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R	R - Bettendorf	14,056	\$2,813,044,940	\$3,095,914,510	\$282,869,570	10.06%
R	R - Blue Grass	687	\$90,822,580	\$101,841,630	\$11,019,050	12.13%
R	R - Buffalo	531	\$48,331,800	\$51,374,000	\$3,042,200	6.29%
R	R - Dixon	98	\$9,230,150	\$8,850,120	-\$380,030	-4.12%
R	R - Donahue		\$17,067,640	\$18,644,960	\$1,577,320	9.24%

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R	R - Durant	28	\$4,813,330	\$4,916,740	\$103,410	2.15%
R	R - Eldridge	2,239	\$437,435,740	\$499,480,350	\$62,044,610	14.18%
R	R - LeClaire	2,104	\$371,132,000	\$409,114,520	\$37,982,520	10.23%
R	R - Long Grove	325	\$60,747,740	\$69,626,080	\$8,878,340	14.62%
R	R - Maysville	63	\$7,143,400	\$6,619,780	-\$523,620	-7.33%
R	R - McCausland	152	\$15,037,130	\$16,307,710	\$1,270,580	8.45%
R	R - New Liberty	87	\$5,181,320	\$5,579,970	\$398,650	7.69%
R	R - Other Towns	238	\$38,196,760	\$39,715,530	\$1,518,770	3.98%
R	R - Parkview	799	\$146,589,260	\$158,390,020	\$11,800,760	8.05%
R	R - Princeton	418	\$58,330,130	\$63,496,200	\$5,166,070	8.86%
R	R - Rural Residential	4,601	\$932,514,470	\$998,926,820	\$66,412,350	7.12%
R	R - Walcott	514	\$67,291,960	\$68,789,320	\$1,497,360	2.23%
CLASS TOTALS:		27,075	\$5,122,910,350	\$5,617,588,260	\$494,677,910	9.66%
OVERALL TOTALS:		37,131	\$7,146,144,858	\$7,699,485,590	\$553,340,732	7.74%