



## Pocahontas County Assessor's Office

99 Court Square, Suite 2

Pocahontas, IA 50574

Phone: (712) 335-5016 Fax: (712) 335-3143

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October 13, 2021

Dear Property Owner:

Pocahontas County Assessor's Office is announcing that the inspections of all commercial and industrial properties will begin in November 2021. A reappraisal of commercial and industrial property was approved by the County Conference Board in February 2018.

Periodic inspections and reappraisals are necessary to update information and adjust for market conditions affecting the property's value. Some properties physically deteriorate faster than others and some may have had improvements made since the last inspection. Also, buildings in different areas of the county will differ in value due to economic factors.

Data collectors from Vanguard Appraisals, Inc., of Cedar Rapids, will make the property inspections. The data collectors will carry photo IDs signed by the assessor's office for identification. The information to be collected includes the type of construction, type of interior finish, physical condition, age of structures, and exterior measurements. A complete sale analysis, a study of local construction costs and economic conditions will also be used, in addition to the data from collectors, to arrive at a value. No estimate of value will be given at the time of inspection. Property owners are encouraged to cooperate with collectors by allowing a complete inspection of their property and to provide accurate answers to questions to help arrive at a fair and accurate assessment.

The project is scheduled to be completed on December 31<sup>st</sup>, 2022.

Notice of final value estimates will be mailed to each property owner after January 1, 2023. The property owners will have an opportunity to meet informally to discuss the revaluation in the spring of 2023.

The new assessed values will be effective for January 1, 2023, for taxes payable in the fiscal year 2024-2025.

You may have some additional questions after reading this, and if you do, please call our office.

I thank you for your cooperation through the reappraisal project.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Haberl". The signature is fluid and cursive, with the first name "Kelly" and last name "Haberl" clearly distinguishable.

Kelly Haberl  
Chief Deputy Assessor  
Pocahontas County