

**2026 MASON CITY REAPPRAISAL PROJECT**

PRESS RELEASE 6/17/2024

Mason City Assessor Tara Brueggeman is announcing the reappraisal of all commercial, industrial, and residential 3+ properties within Mason City will be completed for Assessment Year 2026. Physical property inspections of properties included in the reappraisal project will begin on July 15<sup>th</sup>.

The City Conference Board approved this project in 2020 and authorized the Assessor to contract with Vanguard Appraisal, Inc. of Cedar Rapids, Iowa for assistance with this project. The Iowa Department of Revenue recommends a complete reappraisal by property classification be completed a minimum of every 10 years. The last reappraisal project of these property types in Mason City was completed in 2016.

Beginning in July 2024, and continuing through December 2025, data collectors from Vanguard Appraisals, Inc. will begin the process of visiting each property included in this project to collect both exterior and interior information. Each Vanguard employee has had a full background check and will have a photo ID issued by the City Assessor identifying them as such. Names, photographs, and vehicle information for Vanguard staff working on this project can be found on the City Assessor's Website.

Appraisers will arrive at the property without a pre-scheduled appointment due to the volume of properties that need to be visited. Property owners are asked to cooperate by allowing a complete inspection of their property and provide accurate information so that a fair and equitable assessment may be determined for each property. When visiting the property, inspectors will verify/collect exterior information such as measurements, type of construction, age of structure(s) and physical condition, as well as interior condition and type/amount of finish.

The purpose of a reappraisal is not to increase assessed values but to establish equitable assessments that represent the market value of each specific parcel as of a specified date. Periodic inspections and reappraisals are necessary to update information and adjust for local market conditions affecting property values. Refused assistance will not stop a new value from being estimated, but only cause it to be less precise. Additionally, accurate, up to date information minimizes the chances an appeal would be needed after new assessed values are established. No estimate of value will be given at the time of the inspection.

A complete sales analysis, a study of local construction costs and economic conditions will also be used to arrive at a new value. Completion of this project is expected to be early 2026 and notices of updated market value will be sent in the Spring of 2026 along with options for appeal should you feel that the value is either not equitable or more than the market value. New assessed values will be effective 1-1-2026.

If any property owner has questions regarding the reappraisal project, they are urged to contact the Mason City Assessor's Office at 641-421-3061 or email [MCAHelp@cgcounty.org](mailto:MCAHelp@cgcounty.org).