

PRESS RELEASE

Hamilton County Assessor, Kevin Bahrenfuss is announcing that door-to-door inspections of all residential and agricultural dwellings in Hamilton County will begin approximately April 23rd.

A reappraisal project was approved by the Conference Board in February, 2015.

The purpose of the reappraisal program is to equalize property assessments so that each taxpayer is responsible for paying only his/her fair share of taxes.

Periodic inspections and reappraisal of properties is necessary, as all types of properties do not increase or decrease in value at the same rate. Some properties physically deteriorate more rapidly than others, and in many instances similar buildings located in different areas of the county will differ greatly in value due to economic factors. The last physical inspections of these type of properties was done in 2003-2004.

Data collectors with photo ID signed by the assessor will make interior and exterior inspections of all residential properties. They will be compiling information to be used to estimate the fair market value of each property. Information to be collected includes type of construction, type of interior finish, physical condition of the property, age of structures and exterior measurements. A complete sales analysis, local construction costs and economic conditions are also considered. No estimate of value will be given at the time of inspection.

Property owners are asked to cooperate by allowing a complete inspection of their property and providing accurate information so that a fair and equitable assessment may be determined for each property.

The project is scheduled for completion December 31, 2020.

Notice of final value estimates will be mailed to each property owner after January 1, 2021. The property owners will have an opportunity to meet informally to discuss their valuation in the spring of 2021.

The new assessed values will be effective for January 1, 2021 for taxes payable in the fall of 2022 and spring of 2023.

Representatives of Vanguard Appraisals, Inc. in conjunction with the Hamilton County Assessor's Office will be conducting this project.

All law enforcement agencies as well as the Hamilton County Assessor's Office will be apprised of the areas where data collectors are working. They will also have a listing of all names and license plate numbers of anyone involved in the project.