

2023 Real Estate Appraised Valuation Notices

The 2023 Annual Notice of Appraisal and Classification for all real estate parcels in Linn County was mailed on Wednesday, March 15th, with an appeal deadline of Friday, April 14th, 2023.

The Appraiser's Office is required to value property at a fair market value as of January 1 of each year with the exception of agricultural land, which is valued by its agricultural use. Valuing at a fair market value means that value should reflect what's happening in the real estate market.

The countywide overall residential appraised valuation increased 14% with commercial valuations up 11.3% (*these figures are with new construction valuation removed*). The overall assessed (or taxable) valuation increased by 16.8%, which excludes exempt property that is not taxable.

Values vary across the county and a property's value may deviate from the norm depending on numerous factors, which may include location, market trends, area demand, changes made to a property and/or correction of a property's descriptive information. Rural properties and lake communities have continued to see elevated demand resulting in larger than normal valuation increases.

Once a property owner receives their new valuation, if the appraised value is more than they feel they could reasonably get if the property was sold, or if it is felt that the classification is incorrectly assigned, then they should consider an appeal. Property owners who wish to file an appeal can do so by directly contacting the Appraiser's Office at (913) 795-2523.

Upon receipt of a timely appeal, the Linn County Appraiser's Office will schedule an Informal appeal meeting. Informal appeal meetings can be either by phone, based on evidence submitted, or be held in person. It is important to submit documentation to support the appeal. Documentation can include such items as a recent fee appraisal, pictures of the condition that cannot be seen from the exterior of the property, comparable properties that have sold that the property owner feels more closely represent the value of the property, etc.

Once the Informal appeal deadline has expired and a property owner did not initiate a timely appeal, the next opportunity to appeal is when the 2023 tax bills are due, which is on or before December 20, 2023.

Property value information and appeal guidance are available on the Linn County Appraiser's Office website at www.linncountyks.com/appraiser. Property owners who have questions are also encouraged to contact the Appraiser's Office directly with any questions at (913) 795-2523.