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2025 Values

2024 saw the housing market in Sioux City start to slow down. The high interest rates caused less people to list their home for sale, but the ones that were listed and sold continued to sell over the assessed value. After all the sales were entered there was a total of 958 residential sales, with a median sales ratio of 87.86. There were 40 commercial sales with a median sales ratio of 86.14. 28 of the commercial sales were retail or warehouse type properties. Sales ratio is the difference between the assessed value and the actual sale price. Any number below 100 means properties are selling over the assessed value and any number over 100 means properties are selling under the assessed value. Based off this information values in both commercial and residential properties need to increase.

Iowa Code and What it means

Iowa code states that **all property**, except industrial, must be valued at 100% market value in odd numbered years. Iowa allows for a 5% margin of error, 95 - 105. If an assessor does not increase values, and the data shows that they should have, the Iowa Department of Revenue will increase them in the fall. Based on sales of properties throughout Sioux City we know how much we need to increase values and what areas need a larger increase than others to stay at market value. If the Iowa Department of Revenue increases the values instead of the assessor, all areas receive the same adjustment.



Rollback

The Iowa Department of Revenue is who sets the rollback. The state rollback is in place to fight high inflation and to restrict statewide taxable growth to 3%. In 2023 the rollback changed from 56.49% to 46.34%, because the assessed values increased so much. What does this mean? Well, instead of being taxed on 56.49% of your assessed value you will be taxed on 46.34%. The rollback is expected to decrease again based off the 2025 values.

How is the assessed value determined?

Assessed values are determined by using a sale adjusted cost approach. The cost approach uses the replacement cost new, or what it would cost to replace a dwelling or building with one of equal quality using today's material and labor cost. After the reconstruction cost new is determined the depreciation is subtracted from that cost. And finally, a market adjustment is made based off of sales. Not all market adjustments are the same. Market adjustments differ based off location. It would not be equitable to have the same market adjustment on a house in Morningside and a house on the Northside or a house on the Westside. Market adjustments are determined by sales in a surrounding area.

Protest your value

It is important to remember that you **cannot** protest your taxes. You can only protest your assessed value. You can request an informal review of your property by stopping into the office or calling the office between April 2nd and April 25th of each year. You can also file a formal protest to the local board of review between April 2nd and April 30th of each year by going to our website and filling out the form. The assessor's office is open from 8:00 AM to 4:30 AM Monday - Friday

