



Black Hawk County 2025 Assessment Information

Black Hawk County continues to see increases in sale prices overall during 2023 and 2024, which have caused assessment levels to drop below the requirement of being between 95% and 105% of sales prices for assessed values. Increases of assessed valuations are happening across the entire state of Iowa.

Every odd numbered year, for Residential, Residential 3+, Commercial and Industrial properties Assessors are required to update assessed values to reflect market conditions from the prior year sales. Our office compares sale prices to assessed values which determines what adjustments are needed for our new assessments. If assessment levels are outside of the required 95% - 105%, values must be adjusted accordingly. If we do not make these adjustments, the Iowa Department of Revenue will issue an Equalization Order raising all properties of a class by the same percentage. We do our best to avoid Equalization Orders as it can create inequity.

Agricultural land values are based on CSR2 information and average income and expense data over five years from 2019 to 2023.

Iowa law limits statewide growth on taxable value for residential/agricultural properties to 3%, creating a rollback and dropping your assessed value to your taxable value. The 3% limitation in growth is for the total taxable value within the state for a class of property. It is not a limitation to an individual property's growth in assessed value.

The amount of assessed value increase does not mean that your taxes will increase by the same percentage. Your assessed value may have increased a percentage, and the rollback will be calculated by the Iowa Department of Revenue, which is designed to help offset the increase. This was not an "across the board" increase as values are determined by sales within the market.

Your property tax bill is determined by taking your assessed value, times the rollback, subtracting any exemptions, multiply by the levy rate and then subtracting any credits. The local budgeting entities set levy rates to fund the many services provided with property taxes. City, School and County services are the larger budgeting entities that use property taxes for funding. The Assessor doesn't determine tax rates, calculate, or collect taxes.

The 2025 assessment is used to calculate the tax bill's payable September 2026/March 2027.

We encourage property owners to look at the sales market and review current sale prices to see why values have increased. Sales information can be located at <https://www.blackhawkcounty.iowa.gov/377/Real-Estate-Mapping>

If property owners are not satisfied with the assessment of their property, they can verify their listing information on our website <https://www.blackhawkcounty.iowa.gov/377/Real-Estate-Mapping> and contact our office for an informal review April 2nd – April 25th. If there is nothing our office can do, your next option is the Board of Review. Petitions, rules and suggestions for a hearing with the Board of Review can be located at <https://www.blackhawkcounty.iowa.gov/536/Board-of-Review>. You may file electronically using the link at the bottom of your property report on Beacon as well. Petitions must be filed between April 2nd and April 30th. The Board of Review meets during the month of May. The Assessor's office and Board of Review can only discuss the assessed valuation of your property.

Feel free to contact the Assessor's office with any questions.