

NEWS RELEASE: April 13, 2011

Biennial real estate reassessment complete

Greene County Assessor Rick Kessinger announces his office has completed its biennial real estate reassessment for 2011-2012, as required by state law.

This month, many Greene County property owners will receive notice of an increase in assessed valuation since the last reassessment, completed in 2009. Kessinger said most notices don't reflect an actual increase in market value; rather, they adjust for property that has been assessed below market value in years past.

"We're not raising assessments above market value. We're just bringing them up to market value," said Kessinger. "If we assessed low two years ago, the law says we have to bring it up to current market value."

Kesinger said his office utilized state guidelines, as well as new market data and other tools for analyzing market value, to more accurately assess property in Greene County. Neighborhoods where assessed valuations were found to be below state guidelines have been adjusted to more closely represent current market values.

Property owners who believe their property has been overvalued are entitled to an informal hearing with an appraiser in the Assessor's Office. Before the hearing, property owners should gather documentation to support their claim, including sales contracts, recent appraisals or recent sales data for similar properties. Documents should be dated from Jan. 1, 2009 through Dec. 31, 2010.

"We'll try to look at it from your point of view," said Kessinger. "If your claim is backed up by documented market data, we'll be happy change our assessment."

If the informal hearing process does not resolve the issue, property owners may appeal to the Greene County Board of Equalization.

To schedule an informal hearing, or for more information, call the Greene County Assessor's Office at (417) 829-6180 for residential or agricultural property or (417) 868-4094 for commercial property, Monday – Friday, 8:30 a.m. to 4 p.m.

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